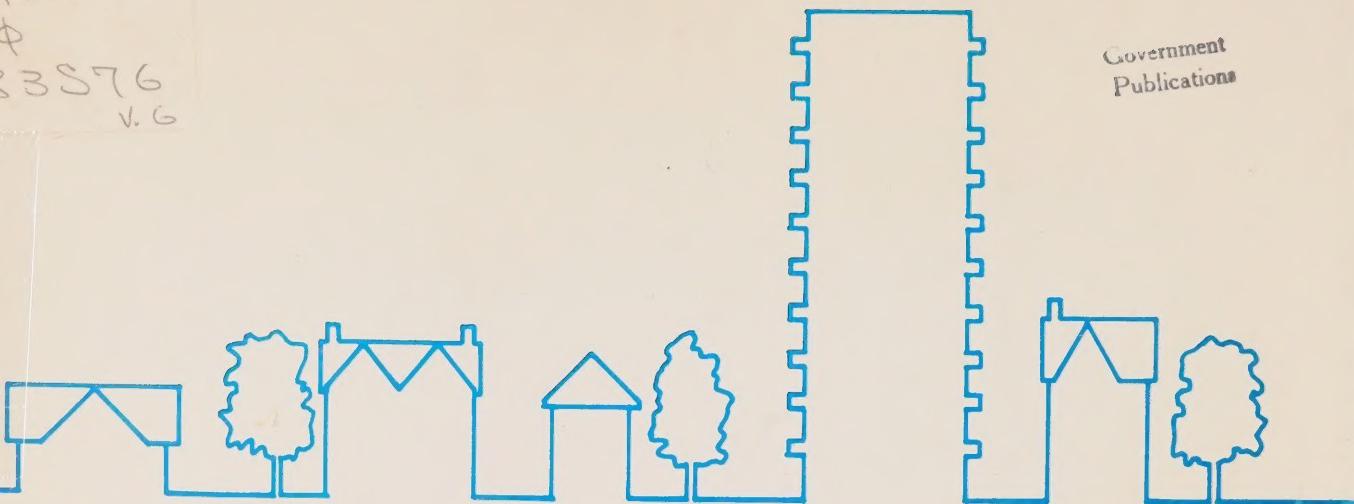


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STUDY OF RESIDENTIAL INTENSIFICATION AND RENTAL HOUSING CONSERVATION

PART 3 : RESIDENTIAL INTENSIFICATION AND FUTURE HOUSING NEEDS

3.4: TENANT DEMAND

PREPARED FOR
THE ONTARIO MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING
AND THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO

BY
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MARCH 1983

VOLUME 6



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NOTE:

This is a consultants' report. Any statements or opinions expressed herein are those of the writers or of persons quoted and, unless otherwise noted, are not necessarily endorsed by the Ministry of Municipal Affairs & Housing, Government of Ontario, or the Association of Municipalities of Ontario.



FOREWORD

This study was commissioned jointly by the Ontario Ministry of Municipal Affairs and Housing and the Association of Municipalities of Ontario. Funding for the study was provided by the Ontario Ministry of Municipal Affairs and Housing through the Housing Renovation and Energy Conservation Unit of the Community Housing Wing. The Ministry's chief representative on the study was Mr. George Przybylowski of the Housing Renovation and Energy Conservation Unit. In this capacity, Mr. Przybylowski was the prime client contact throughout the study process and the consultants wish to express their gratitude to him for his considerable personal commitment to this study and the many creative and useful suggestions he made during the course of the investigations.

The findings, conclusions and recommendations contained in the various volumes of the study report are those of the consultants as are any factual errors they may contain. The report does not constitute Ontario Government or A.M.O. policy but is a report to these two organizations for their consideration.

Peter G. McInnis
Study Director

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CONVERTED DWELLINGS

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GENERAL INTRODUCTION

This document forms one volume of an eleven volume study report commissioned jointly by the Ontario Ministry of Municipal Affairs and Housing and the Association of Municipalities of Ontario (A.M.O.) in July, 1982. The prime objectives of the study were:

1. To examine the opportunities and constraints that exist for meeting some of the future additional housing needs in Ontario during the 1980's and 1990's through the intensification of existing residential neighbourhoods.
2. To examine some of the major forces at work that have and could threaten the conservation of the existing stock of rental housing and the tenants that occupy this stock.

These objectives were formulated in response to concerns on the part of the Ministry and A.M.O. regarding recent and emerging trends in housing and urban development and population growth and change in Ontario.

It is safe to assume that there will continue to be a demand for more rental and ownership housing units in Ontario during the 1980's and 1990's due to both an absolute increase in population and an increase in the number of households. However, there is growing evidence that this demand could be different in nature than during the last decade. While demand will continue to be focused in urban areas, there will likely be increasing pressure for inner city housing particularly in the larger urban centres such as Toronto, Ottawa and Hamilton. Also, households are getting smaller and older; and more people are beginning to accept the prospect of never being able to afford to own a home. These trends suggest that there will be an increasing demand for smaller dwellings. While consumer preference information may not support this, the general state of the economy and the future affordability of housing may dictate these demands.

The Government of Ontario and the Association of Municipalities of Ontario are concerned about how these additional and somewhat different housing needs of the 80's and 90's will be met, particularly in light of the downturn in the construction of new private rental housing; the economic prospects for the 80's and 90's and the likely restraints on public expenditures related to new facilities and services and socially assisted housing; and the increasing difficulty of providing new housing through large scale redevelopment and/or a further expansion outwards of Ontario's urban fabric.

There are two major approaches to creating additional housing: 1) building new and 2) making more efficient (intensive) use of the housing stock that currently exists. This study is aimed primarily at the latter and specifically at the potential for meeting some of the future housing needs in

the Province through the conversion of the existing stock of some 1,200,000 grade-related owner occupied dwellings in the Province. The extent to which this study is concerned with new housing was limited to the opportunities that might exist for small scale residential infill in residential neighbourhoods.

In addition to being concerned about meeting additional housing needs, the Ministry and A.M.O. were concerned about conserving the existing rental stock in a safe and livable condition for at least the same number of households as it currently accommodates. While this aging/conservation issue is by no means a new one, the nature of the issue will likely be quite different in the future. Until the late 1950's, the vast majority of housing in the Province was grade-related and owner occupied, and the conservation of these types of dwellings usually happened as a matter of course without much concern or assistance on the part of governments. In the last 30 years, however, the housing stock profile has changed dramatically with the advent of the high-rise apartment building. Rental apartments in multiple unit buildings form a much larger proportion of the stock than ever before. Approximately two-thirds of the over one million rental housing units in Ontario are located in high-rise or low-rise/walk-up multiple unit apartment buildings. Forty percent or 434,000 of the total rental units are in high-rise buildings. The conservation of the apartment rental stock has never been a serious issue in the past because of the relative newness of this stock. However, as these buildings age during the 80's and 90's (many are already 20 years old), serious attention will have to be given to the efforts that will be required to maintain these units in a safe and livable condition and within the economic reach of a large majority of the population. Therefore, the second objective of this study was in part, to examine the type of building repairs and improvements (and their associated costs) that will be required to conserve the Province's stock of some 434,000 high-rise rental apartments over the next 20 years.

A second rental housing conservation concern of the Ministry and A.M.O. had to do with the perceived loss of low-income rental accommodation that has traditionally been available in the form of rooms and apartments in grade-related dwellings in older neighbourhoods. Specifically, the study was to examine the extent of the loss of this type of housing due to demolition and deconversion resulting from the gentrification of these dwellings and the impact these losses have had on tenants.

The investigations were carried out by a series of five individual consultants working under the direction of a sixth consultant retained to coordinate and direct the study investigations. The work of each consultant was monitored and reviewed by a core study group made up of the five consultants, the study director and representatives of MOMAH and AMO.

Core Study Group

Study Director: Peter McInnis
Klein & Sears Research and Planning Limited

Consultants: Michael Adams
Environics Research Group

Jack Klein
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Clayton Research Associates

Frank Lewinberg
Lewinberg Consultants

Peter Milligan
Walker, Poole, Milligan

Ministry
Representatives Sue Corke
Gary McAllister
George Przybylowski

A.M.O.
Representatives: Mayor W. McLean Town of Ajax

Gwyn Simmons City of Ottawa Non-Profit Housing
Corporation

Special Assistant
To Core Group: Betty Kaser

While the consultants' work on this study began formally at the beginning of July, 1982, some considerable effort was spent in advance of this start-up by a steering committee of Ministry and AMO representatives in developing terms of reference and a work plan with the Study Director that reflected the findings of an extensive and detailed review of the literature pertaining to the issues in question. This literature review was carried out by David Hulchanski for the Ministry during April and May of 1982 and has been published under separate cover. The prime purpose of this review was to identify the extent to which the issues in question had already been considered and the findings and conclusions that had been reached in order that the consultants' work could be focussed on those issues about which there is limited knowledge or understanding. Also, this review provided a valuable basis for establishing certain propositions to be tested in the study.

The investigations, particularly those relating to Objective #1, were carried out on a case study area basis in the municipalities of Toronto, North York, Hamilton, Kingston, Woodstock and Ottawa with special input from municipal officials in Thunder Bay. These municipalities were selected to reflect the fact that many of the issues under investigation were more associated with larger urban areas as well as to provide, at the same time, a range of sizes of municipalities for comparative purposes.

The overall study report is organized into 11 separate volumes. These 11 volumes follow the 5 part organization of the findings, conclusions and recommendations of the study investigations as indicated below:

PART #	TITLE (Prime Consultants)	VOLUME #
1	Summary of Findings And Recommendations (Klein & Sears)	1
2	Economic And Demographic Trends for the 80's and 90's (Clayton Research Associates)	2
3	Residential Intensification And Future Housing Needs	
	3.1 Physical Potential (Clayton Research Associates)	3
	3.2 Economic Issues (Klein & Sears and Clayton Research Associates)	4
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	3.5 Neighbourhood Impact And Resistance (Environics Research Group and Lewinberg Consultants)	7
	3.6 Municipal And Provincial Policies And Regulations (Walker, Poole, Milligan)	8
4	Conserving The Existing Rental Housing Stock	
	4.1 Recent Rental Stock Losses and the Impact of Deconversion (Clayton Research Associates and Lewinberg Consultants)	9

4.2 Future Conservation Requirements And Costs for High-Rise
Apartments and the Possible Impact on Rents and Tenants
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(Clayton Research Associates) 11

This particular volume (Volume #6) of the study report , "Tenant Demand" was prepared by Mr. Michael Adams of Environics Research Group.

INTRODUCTION TO PART 3

This part of the study deals with Objective #1

"To examine the opportunities and constraints that exist for meeting some of the future additional housing needs in Ontario during the 1980's and 1990's through the intensification of existing residential neighbourhoods"

"Residential Intensification" as used in this study means increasing the number of households accommodated in existing buildings and/or on existing serviced land in already built-up parts of urban areas through conversion of existing structures and through additions to existing structures and the building of new structures on vacant or near vacant land. Intensification as used in this study is achieved with little or no demolition of existing buildings.

The interest in intensification reflects emerging housing market trends, changing urban population profiles and the economics of new housing construction, in particular new private rental apartments. In addition, the interest in intensification as a means of meeting some of the future housing needs in Ontario stems from a number of factors not the least of which is the economic restraint under which governments at all levels now find themselves operating and the prospect of similar conditions prevailing over the next several years. These restraint conditions have caused some governments to cut back on or freeze spending on new facilities and services and seriously assess the efficiency with which existing facilities are used. The argument in support of intensification to provide additional housing is, in part, due to these economic restraints and the potential that may exist for increasing the number of households being served by the existing urban infrastructure.

This study defined 7 basic forms or models of conversion and infill that meet the above definition of intensification:

- 1) changing grade-related type dwellings from single household use to accommodate a number of unrelated households or individuals with no or minor physical alterations (e.g. small group homes for seniors and rooming houses or a roomer in an owner-occupied dwelling)
- 2) changing grade-related type dwellings from single household use to self-contained accommodation for more than one household through physical alterations (e.g. duplexes, triplexes, etc.);
- 3) building an addition (vertically or horizontally) to a grade-related dwelling to increase the number of dwelling units;
- 4) building a second or third separate dwelling on a lot which presently has one dwelling unit in place (e.g. back lot or side lot development);

- 5) building several separate dwelling units on a lot which already has a multiple family development in place (e.g. building on landscaped open space around a high-rise building);
- 6) converting existing obsolete non-residential space to residential use (e.g. over stores along arterials); and
- 7) building new multiple residential units on vacant or near vacant sites in commercial areas (e.g. mixed-use projects in core areas).

While Models #6 and #7 are critical forms of intensification, the opportunities and constraints related to these models are well researched and documented. In fact, in the past few years the Ministry itself has conducted two investigations into the potential for residential and mixed commercial and residential infill development in the core areas of Ontario municipalities. This study concerned itself solely with investigating conversion and infill potential in existing residential neighbourhoods because of the paucity of good information that exists on the subject. In particular, emphasis was placed on the conversion models and their potential application to the 1.2 million grade-related owner occupied dwellings in Ontario urban centres of more than 10,000 people.

Models #2-5 are graphically illustrated in Figures 1-6 on the following pages. These figures provide just a few examples of the multitude of different physical forms the various types of intensification could take.

The examination of the opportunities and constraints associated with the creation of additional housing by means of the 5 models is examined in terms of:

- the physical potential of intensification vis-a-vis such issues as the convertability of various house forms, current intensity of use and the opportunities for infilling around or adding to existing dwellings;
- the economics of intensification in respect to the costs of creating new accommodation and rents required to pay for this accommodation as well as the economic impact of intensification on municipalities;
- the supply process or who could and would undertake various forms of intensification and the motivations for doing so as well as the capability and attitudes of the construction industry and lenders to facilitate intensification activities;
- the market demand for various types of accommodation that could result from intensification among various segments of the tenant market;
- community and neighbourhood impact and resistance that may occur as a result of or in anticipation of increased intensification activities in the various types of neighbourhoods that are traditionally found in the urban fabric of Ontario municipalities;
- government policies and regulations and in particular, municipal official plans and zoning by-laws.

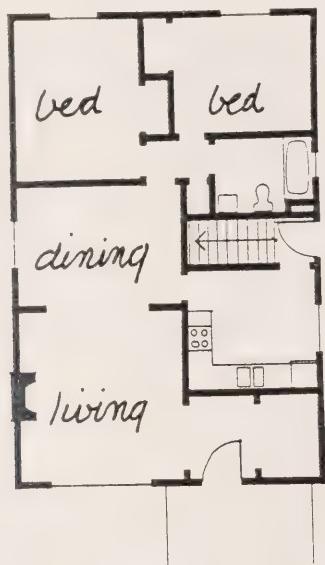
FIGURE 1 – Model 2

BUNGALOW CONVERSION

- a self contained one bedroom unit is provided in addition to the existing ground floor unit
- existing basement stairs are located adjacent to the back entrance facilitating conversion
- window wells or excavation to create a sunken patio can increase natural light for a basement apartment
- if the basement is already finished and/or a bathroom is in place, the conversion is likely to be less costly



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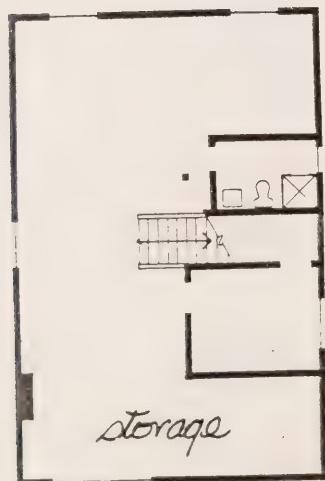


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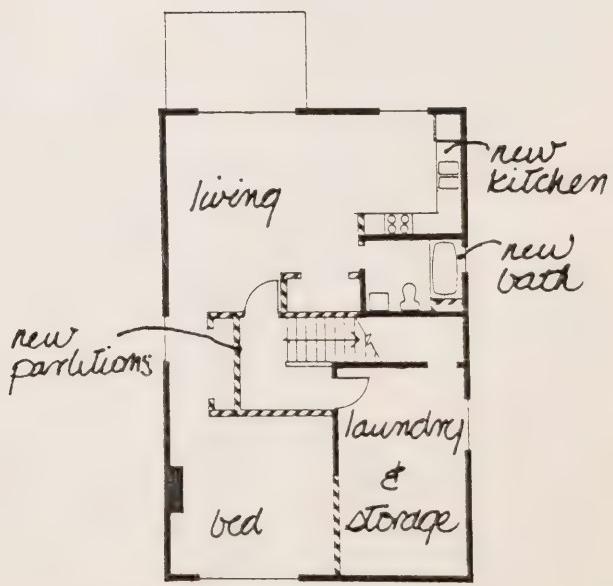
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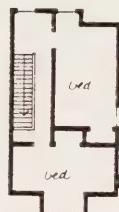
FIGURE 2 – Model 2

CONVERSION OF A THREE STOREY SEMI-DETACHED HOUSE

- the house is converted to provide a one bedroom unit on the ground floor and basement and a two bedroom unit on the second and third floors
- stairs and entrances are generally found on the party wall of semi-detached homes. This plan form lends itself readily to natural hall circulation
- decks can be added to second or third floors to provide additional space
- a larger house such as this provides more options for conversion. The house could be converted in a number of ways including three or four self-contained units, one on each floor or leaving the existing basement and converting to provide a bachelor apartment on one floor and a two bedroom apartment on the remaining floors

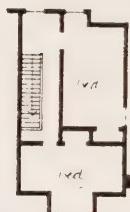


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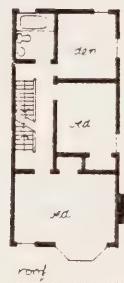


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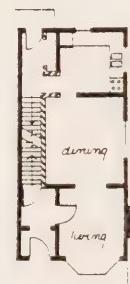
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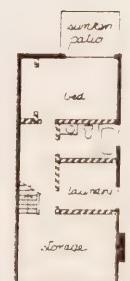
GROUND



GROUND



BASEMENT



BASEMENT

FIGURE 3 – Model 2

CONVERSION OF A TWO STOREY DETACHED HOUSE

- the house is converted to provide a one bedroom unit on the ground floor and a one bedroom unit on the second floor
- the centre hall plan of this house is not as easily adaptable as the side hall plan of the previous illustration. The resulting circulation pattern within the units tends to be from room to room rather than off a hall



BEFORE



AFTER

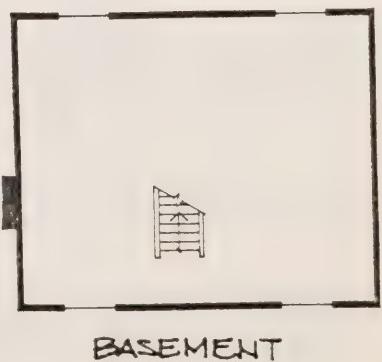
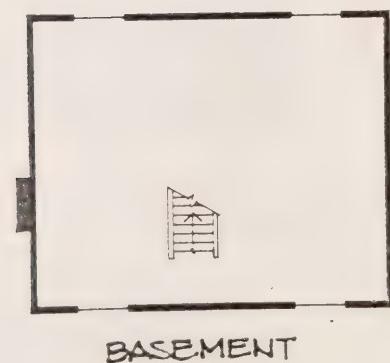
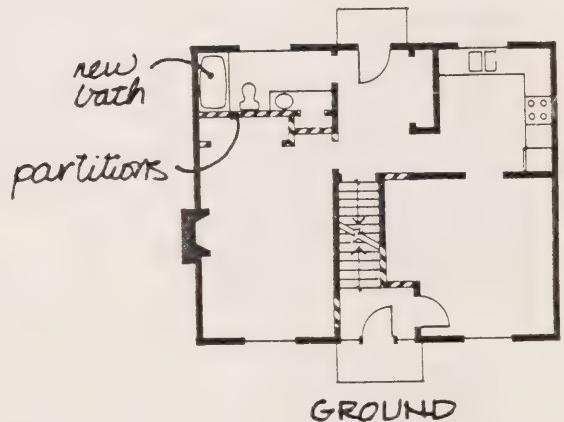
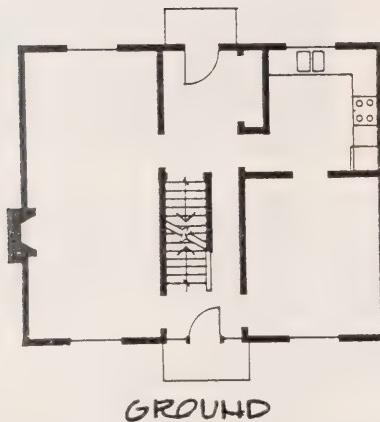
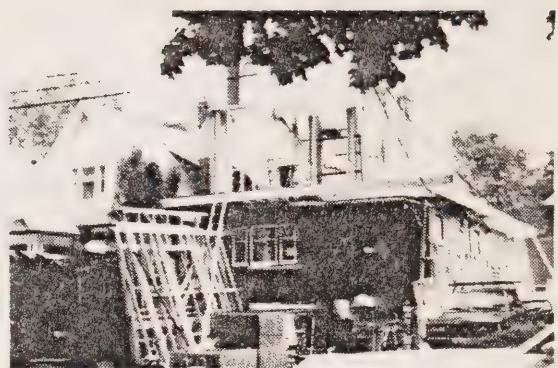


FIGURE 4 – Model 3

VERTICAL ADDITION

- a second storey is added to an existing bungalow to provide a second self-contained dwelling unit
- as the ceiling of the ground floor unit is exposed during construction, timing and weather are important concerns in planning for this type of addition



HORIZONTAL ADDITION

- an existing garage is converted to residential space and provides a bachelor unit
- garages frequently have an existing back door and windows which can be incorporated in the conversion
- if the plumbing in the existing house is on the side of the house adjacent to the garage, the addition is likely to be less costly
- as this unit is grade related and provides access without stairs, it is particularly appropriate for a "granny unit"

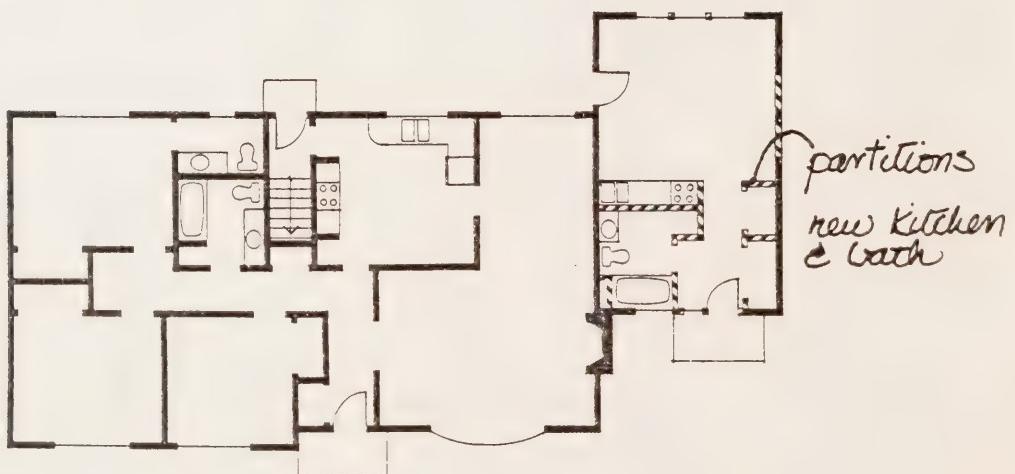


FIGURE 5 – Model 4

BACK LOT INFILL

- new housing units are built at the back of the lots on which there are existing houses
- access is from a back lane in one example and from the street using the side driveway in the other
- the length of the lot and the location of the house on the lot are critical factors. Generally urban land use patterns will accommodate this type of infill more readily than suburban land use patterns where the house is typically situated close to the centre of the lot
- the new housing could provide more than one unit or larger units by building more than one floor

BACK LANE ACCESS



SIDE DRIVE ACCESS

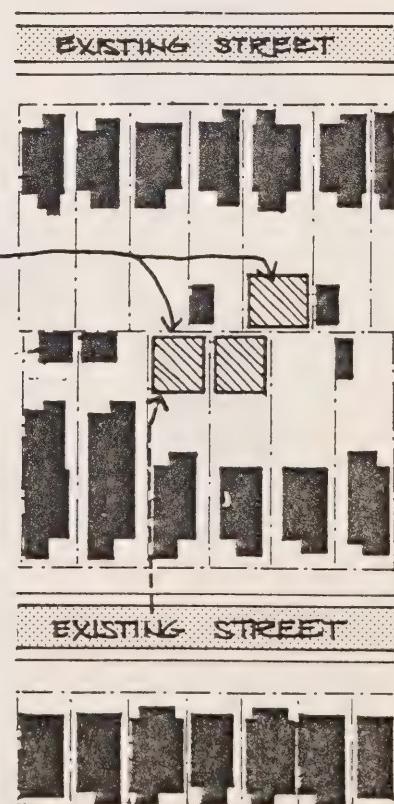
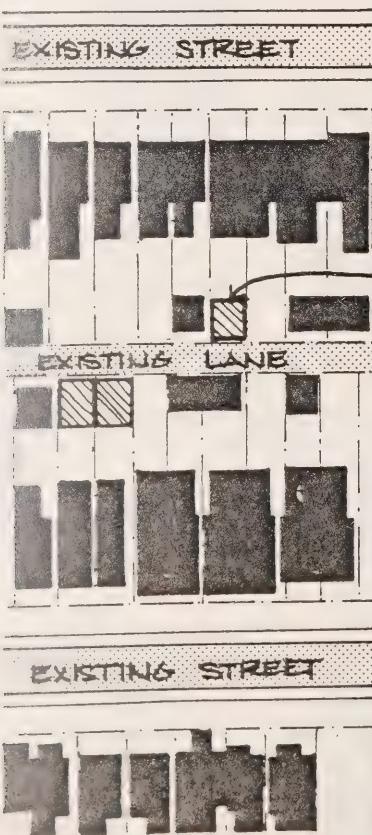
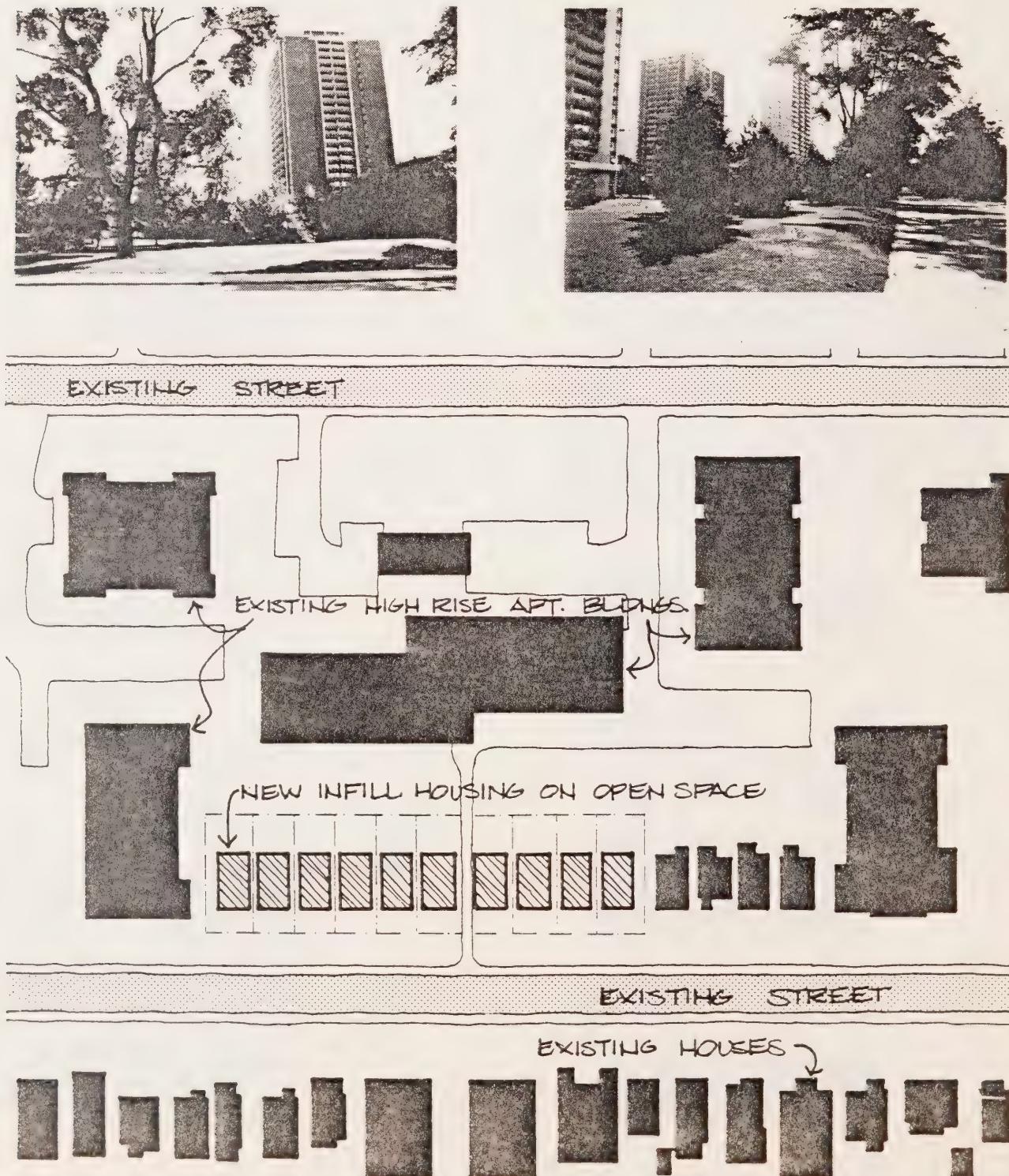


FIGURE 6 – Model 5

INFILL ON APARTMENT GROUNDS

- a number of single family houses are shown as infill in the landscaped open space of a high rise apartment building. The new housing could also take the form of semi-detached housing, row housing or low rise apartment structures
- the housing type could be selected to be consistent with the surrounding neighbourhood
- existing underground garages for the high rise apartment buildings often have surplus spaces which could be used for the new infill housing



PART 3.4

TENANT DEMAND FOR RENTAL ACCOMMODATION IN CONVERTED DWELLINGS

Presented by:
Econometrics Research Group

1.0 EXECUTIVE SUMMARY

1.1 Introduction

Two reports in this study of the market aspects of conversion and infill have examined the supply potential of rental accommodation from homeowners and community attitudes toward conversion and infill in residential neighbourhoods. These two reports have provided some insight to what kind of rental accommodation can best be encouraged through the process of conversion and, to a lesser extent, through infill. What still needs to be examined, however, is the nature of the potential demand for rental units resulting from conversion and infill.

This report presents the results of a study of renters in the three Ontario municipalities of Toronto, North York and Kingston--areas chosen in order to give a range of observations over an older, urban area, a more suburban area, and a smaller Ontario city. The study had two major objectives:

- to assess the nature of the demand for rental accommodation in houses;
- to assess the supply potential of rental accommodation by first time buyers.

Supply potential of recent buyers has already been discussed in a previous report, but in this study the objective is to look at the interest prospective homebuyers have in purchasing a house with conversion or rental potential; i.e., ante facto instead of post facto.

In Toronto and North York, the study was conducted in two stages:

- a screening questionnaire was administered by telephone to 504 randomly chosen renters living in Toronto and North York. Renters receiving government assistance with their rental payments were not interviewed. The overall objective of this stage was essentially to identify renters who had a high propensity to rent in a house as opposed to an apartment building;
- the second stage consisted of in-depth personal interviews with 154 households who responded to the initial screening questionnaire. Renters included in the second stage were primarily ones who had a high preference for renting in a house, but who were living in an apartment building at the time of the study. The purpose of this stage was to obtain detailed information on rental housing preferences and likelihood of purchasing a house with conversion potential.

In Kingston, 100 renters were interviewed by telephone, using a questionnaire which combined questions from the screening and follow-up questionnaires used in Toronto and North York.

Renter Types:

Two major renter types were identified in each of the municipalities: those with a high preference for renting an apartment in a house, and those with a low preference for renting in a house. High preference renters who were not already renting in a house constituted about 25% of all renters surveyed. This proportion did not vary substantially amongst the three municipalities.

Renters who preferred renting in a house tended to be couples or single persons in their 30's. Average age was somewhat older and household incomes were higher in Toronto and North York. In comparison, low preference renters were more likely to be older couples or young single persons. Another important dysfunction between these two groups was home ownership aspirations. Most high preference renters or renters who would prefer renting in a house were not pleased with renting and wanted to own a home in the near future. Low preference renters, on the other hand, were mostly pleased with renting and relatively fewer of these households had purchase intentions. These differences were also consistent across municipalities.

1.2 Demand Characteristics

A number of different aspects of renting in a house were explored in the interviews with renters who showed a high preference for renting in a house; i.e.,

- advantages and disadvantages of renting in a house;
- preferences for various types of rental accommodation that could be provided in a house;
- importance of features and attributes of apartments in a house;
- preferences and trade-offs with respect to certain attributes of an apartment in a house.

The latter was only looked at in the personal interviews conducted with Toronto and North York renters. The technique used to assess preferences and trade-offs was not amenable to telephone interviewing.

Advantages/Disadvantages:

High preference renters were queried on the perceived advantages and disadvantages of renting in a house, as opposed to renting in an apartment building. The advantages and disadvantages mentioned were quite similar in all the municipalities, although frequency of specific responses did vary; i.e.,

<u>Advantages of a house</u>	<u>Municipality</u>	
	<u>Toronto and North York</u>	<u>Kingston</u>
• a more home-like ambience	26%	35%
• access to a yard	33	30
• more privacy	23	60
• more sociable	17	20
• grade access	17	9

It would appear that the social environment associated with living in a house, especially privacy and general ambience, is perceived as a major advantage. The physical aspects are also seen as an advantage. Having access to a yard is seen as a benefit by about 1/3 of high preference renters. Interesting to note is that cost differences between renting in a house and an apartment building were hardly ever mentioned as an advantage.

About half the renters in the high preference group also mentioned disadvantages of renting in a house as opposed to an apartment building. Again, the types of disadvantages most frequently mentioned were similar across municipalities; i.e.,

<u>Disadvantages of a house</u>	<u>Municipality</u>	
	<u>Toronto and North York</u>	<u>Kingston</u>
• poorer maintenance	11%	18%
• fewer facilities	-	20
• less privacy	12	7
• more expensive	7	7

Privacy was mentioned as both an advantage and a disadvantage. Presumably, the degree of privacy afforded by an apartment in a house is very much dependent on the type of renters in the house and soundproofing qualities. It is understandable that individual experiences and opinions on the questions of privacy would vary. For some renters, the maintenance or lack thereof is seen as a disadvantage of renting in a house. In Kingston, lack of facilities such as laundry rooms and recreational facilities was also seen as a disadvantage. Rental costs of a unit in a house were seen as being more expensive by a number of high preference renters.

Preferences in Types of Accommodation:

There are a number of basic alternatives in renting accommodation in a house; i.e.,

- . one could rent just a room in a house;
- . one could rent a self-contained apartment in a house that had been completely converted into apartments;
- . one could rent an apartment in an owner-occupied house; or,
- . an entire house could be rented by sharing the costs with friends.

Only about one in five of the high preference renters in Kingston saw any advantages in renting just a room in a house, and only 14% in Toronto and North York. For most renters who would prefer renting in a house, the cost advantages of renting just a room would not compensate for the limited space and privacy afforded by such accommodation.

Most renters who would prefer renting in a house would prefer to rent an apartment in a totally converted house. Renting in an owner-occupied house is usually a second choice. Sharing an entire house is only preferred by a few. These preferences were evident in all three municipalities.

Although the reasons for these preferences were not directly established through the interviews, it is quite plausible that privacy plays an important role. Sharing a house usually involves more complicated living arrangements and requires a high degree of compatibility. Renting in an owner-occupied house also requires a certain degree of compatibility with the landlord. Single persons tended to have a lower preference for this type of accommodation than married couples.

Important Features:

Apparent from the preferences renters have in various types of rental accommodation in a house, most of the demand would be for self-contained apartments in houses. Specific characteristics of this type of rental accommodation were more fully explored by asking high preference renters to judge the importance of a number of factors that were thought to influence the decision of whether or not to rent a particular apartment in a house; i.e.,

<u>Unit feature</u>	<u>Judged To Be Very Important</u>	
	<u>Toronto and North York</u>	<u>Kingston</u>
. private bath & kitchen	98%	94%
. location	83	63
. rental cost	78	83
. private separate entry	68	45
. floor of house	67	51
. number of bedrooms	69	63
. parking	54	57
. access to yard	36	32
. landlord in house	23	18

Private bath and kitchen and rental costs are very important to the vast majority of renters who constituted the potential demand group for rental accommodation in houses. Location in the city, unit size, where it's located in the house, and having a private, separate entry are also important to these renters. Location is important to more renters in Toronto and North York than in Kingston, and floor of house and a private entry are important to more renters in Toronto and North York.

Approximately 25% to 35% of the renters in the areas surveyed did not have a car. This, to some extent, accounts for the fact that fewer renters placed a high importance on the availability of parking. Access to the backyard and whether or not the landlord lived in the house were judged important to the decision to rent or not rent by only a minority of renters.

Trade-offs:

Looking at the importance of various unit features provides some insight to what kind of accommodation most renters would prefer. However, independently ranking the importance of features does not give a very good indication of how renters would behave in a more realistic context where the "perfect" apartment is not available. In order to try to assess the relative importance attached to various unit attributes under "imperfect" conditions, renters in North York and Toronto were asked to rank, in order of their preference, 9 alternatives in renting an apartment in a house. These alternatives varied in size, floor of the house, rent, parking, entry, access to a yard, and presence of a landlord.

Based on the analysis of renters' preferences amongst these nine alternatives, it was apparent that location in the house, that is whether the unit was in the basement or on the upper floors, was a critical attribute to most renters. Preferences were generally positively affected by an upper floor unit. Few renters would want a basement apartment. The desire for an upper floor apartment was such that many renters would compromise on a private, separate entry or pay a higher rent in order to get an upper floor. The presence of a landlord did not influence the preference of most renters.

Only two groups of renters were found who did not place a high degree of importance on an upper floor. The first of these groups (14% of the potential demand group) placed a high degree of importance on access to a yard. These renters tended to be single persons renting one bedroom apartments. A proportion of this group would likely rent a basement apartment in exchange for yard access and lower rent. The other group (19% of the potential demand group) consisted mostly of married couples, many with children. Number of bedrooms was most important to this group and many would trade-off an upper floor in order to get a two or three bedroom unit.

1.3 Supply Potential

The desire to own a home was quite high amongst the potential demand groups in the three municipalities. About 1/2 of high preference renters in Toronto and North York, and 2/3 of high preference renters in Kingston wanted to buy a home within the next few years. Renters who thought that they would be able to afford to buy a home were more in Kingston (58%) than in Toronto and North York (23%).

Renting out part of one's home is one way in which the financial burden of home ownership can be eased. Renters who were considering a home purchase were asked whether or not they would ever consider such an option when they became owners. Renters who foresaw financial obstacles to owning were generally quite receptive to the rental option. In Toronto and North York, most potential owners with financial constraints would consider buying a house with an apartment or converting space into an apartment. Renting out just a room or becoming a co-buyer were less popular options. Even about 1/2 the renters who were considering buying and foresaw no financial constraints would consider converting. In Kingston, the response was very similar.

Specific preferences in home buying were more fully investigated in Toronto and North York. Renters were asked to rank, in order of their preference, eight alternatives in home purchase. The alternatives varied with respect to location, age of house, style and type of house, and potential for conversion.

For most renters, conversion potential which was associated with a larger and/or more expensive house was either not important to their preferences or was not a preferred feature. One group of renters (21% of the potential demand group) did, however, show a strong preference for buying a house which had an apartment which could be rented out. These renters tended to be singles sharing an apartment. Household income was quite high at \$38,000, and over 1/2 intended to buy a home within the next few years.

1.4 Implications

In all three municipalities studied, potential demand for rental accommodation in a house is quite high. Approximately 25% of renters, excluding those already renting in a house, would prefer to rent in a house as opposed to an apartment building. Most of the demand comes from young couples or singles who like the social aspects of renting in a house. Many of these renters intend to buy their own house in the near future. Renting in a house perhaps brings them a little closer to their dream.

In assessing potential demand for rental accommodation in a house, care must be taken to distinguish amongst various types of accommodation. Very few renters would rent just a room or share the rent of an entire house with friends. Renting in an owner-occupied house is also less preferred than renting an apartment in a totally converted house. It may be that apartments in owner-occupied houses are too closely associated with basement suites or require too much compromise on the part of renters.

Relatively few renters would choose a basement suite in a house over other alternatives. Most renters prefer to rent on the upper floors even to the extent that they would give up such important features as a private, separate entry, a lower rent, parking, or access to a backyard. Only 33% of the renters in the potential demand group, that is 8% of all renters, would be willing to compromise and accept a basement apartment for other features. About half of these renters were single renters who would trade-off an upper floor for a lower rent and access to a yard. The other renters in this group were primarily married couples, most with children, who would trade-off an upper floor for a larger unit and lower rent.

Renters in the potential demand group also constitute a potential source of supply of rental units when they become homeowners; 51% of these renters in Toronto and North York, and 69% in Kingston intended to buy within the next 3 years. About 1/3 of the would-be owners would consider renting out a room when they purchased their home; more (40%-50%) would consider converting. Consideration of such options generally increased if financial resources were a constraint on purchase intentions. Although attitudes toward supplying rental accommodation were generally quite positive, few renters would consider stretching their budgets in order to buy a larger house which already had an apartment which could be rented. In Toronto and North York, 27% of renters would consider this option; in Kingston, 17%.

Even though a gap can be assumed to exist between intentions and actions, new home buyers can be considered as an important source of rental accommodation. Many obstacles would, however, have to be overcome in order to realize that potential, not the least of which are the very preferences they themselves express in renting an apartment in a house.

2.0 TORONTO AND NORTH YORK RENTERS

Information from Toronto and North York renters was obtained in two stages:

- a screening questionnaire was administered by telephone to 504 randomly chosen renters living in Toronto and North York. Renters receiving government assistance with their rental payments were excluded from the study. The overall objectives of the first stage of the study were essentially to identify renters who had a high propensity to rent accommodation in a house as opposed to an apartment building; i.e., to establish the basic characteristics of households who constitute the potential demand for converted units or rooms in owner-occupied houses;
- the second stage consisted of in-depth personal interviews with 154 households who responded to the initial screening questionnaire. The purpose of these interviews was to obtain more detailed information on housing preferences, especially those pertaining to renting converted units or purchasing a house with conversion potential.

2.1 Renter Types

The analysis of the screening questionnaire resulted in the identification of two major groups of renters: those with a high preference for renting an apartment in a house and those with a low preference for renting an apartment in a house. Households in each group were further distinguished by whether or not they perceived any disadvantages in renting in a house as opposed to renting in an apartment building. The resulting four types of renter households were as follows:

- High Preference Renters
 - TYPE ONE - households with a high preference for renting in a house; both advantages and disadvantages of renting in a house were mentioned by these renters;
 - TYPE TWO - households with a high preference for renting in a house; only advantages of renting in a house were mentioned;
- Low Preference Renters
 - TYPE THREE - households with a low preference for renting in a house; these households had no opinion as to the advantages or disadvantages of renting in a house;
 - TYPE FOUR - households with a low preference for renting in a house; only disadvantages were mentioned.

The general characteristics of these renter types are presented below.

2.1.1 High Preference Renters (55%)

<u>Household Characteristics</u>	<u>TYPE ONE (30%)</u>	<u>TYPE TWO (25%)</u>
. average length of residency	3.5 yrs.	3.4 yrs
. average household size	1.9 persons	2.4 persons
. average age of household head	36 years	36 years
. marital status - single	60%	37%
- married	29%	50%
- other	11%	14%
. median household income	\$29,000.	\$28,000.
. more than one income	48%	58%

TYPE ONE and TYPE TWO renters are quite similar in their general household characteristics. Both are in their mid-30's, have been living at their present address for 3 or 4 years, and earn slightly less than \$30,000 a year. The major difference between these two types is that TYPE ONE renters tend to consist of single or unmarried persons, whereas TYPE TWO renters are more likely to be married couples, mostly without children.

<u>Present Unit Characteristics</u>	<u>TYPE ONE (30%)</u>	<u>TYPE TWO (25%)</u>
. building type - apt. bldg.	66%	57%
- house	34%	43%
. number of bedrooms - bachelor	7%	4%
- one bedroom	39%	35%
- two bedrooms	37%	40%
- three+ bedrooms	17%	22%
. average monthly rent	\$463.	\$438.

The major difference between the two renter types in the high preference group in terms of their present rental accommodation is that TYPE TWO renters, those who saw only advantages of renting in a house, are somewhat more likely to already be renting an apartment in a house. TYPE TWO households were also paying slightly less rent than TYPE ONE households, even though the distribution of unit sizes was quite similar in the two types.

Attitudes	TYPE ONE (30%)	TYPE TWO (25%)
. rented in house before	48%	42%
. building preference - house	70%	86%
- apartment building	25%	10%
. advantages of a house	99%	100%
- access to yard	36%	30%
- more "home-like"	30%	21%
- more privacy	20%	26%
- grade access	20%	14%
- more sociable	20%	14%
. disadvantages of a house	100%	0%
- less privacy	21%	-
- poorer maintenance	20%	-
- more noise	10%	-
- more expensive	12%	-
- landlord problems	12%	-
. overall rating of unit types (1 = high)		
- apt. in apartment building	2.2	2.6
- apt. in owner-occupied house	2.6	2.1
- apt. in converted house	1.9	2.0
- sharing house with friends	2.8	2.9

The major factor distinguishing renter types is their attitude to renting in a house as opposed to renting in an apartment building. Overall, TYPE TWO renters have a higher preference for renting in a house; 42% of these households had rented in a house prior to moving to their present accommodation. The major advantages mentioned by TYPE TWO renters of renting in a house are access to a yard, more privacy, and a more "home-like" ambience. In terms of their choices in rental accommodation, most TYPE TWO renters would prefer to live in a house that was totally converted into apartments; i.e., absentee landlord.

Second choice for most would be an apartment in an owner-occupied house. Sharing a house with friends would, however, be the least preferred type of accommodation for these renters.

TYPE ONE renters also have a strong preference for renting in a house; almost 1/2 (48%) had rented in a house before. The advantages of renting in a house for this renter type were similar to those mentioned by TYPE TWO renters; i.e., access to a yard, ambience, privacy. TYPE ONE renters, however, also saw disadvantages of renting in a house. Most frequently mentioned were less privacy and poorer maintenance. First choice for these households in terms of rental unit type would be an apartment in a totally converted house. Second

choice would be an apartment in an apartment building. Living in an apartment in an owner-occupied house or sharing an entire house with friends were generally the least preferred choices.

Overall, renters with a high preference for renting in a house were not pleased with renting; i.e.,

	<u>TYPE ONE</u>	<u>TYPE TWO</u>
• pleased with renting and will continue to rent	35%	32%
• not pleased with renting and will buy a home within the next three years	22%	24%
• not pleased with renting, but must continue to rent	40%	41%

Only about 1/3 of this renter group was happy to stay a renter. About 1/3 of these renters hoped to buy a home within the next three years; preferably an older home (63%) located in the city (61%).

2.1.2 Low Preference Renters (45%)

<u>Household Characteristics</u>	<u>TYPE THREE (16%)</u>	<u>TYPE FOUR (29%)</u>
• average length of residency	5.0 years	5.7 years
• average household size	2.3 persons	2.2 persons
• average age of household head	46 years	44 years
• marital status - single	45%	38%
- married	36%	42%
- other	19%	20%
• median household income	\$21,000.	\$24,000.
• more than one income	47%	45%

The two renter types in the low preference group are also generally quite similar in their household characteristics. Most are in their mid-40's, have been living at their present address for 5-6 years, and have incomes in the low \$20's. Renters in this group tend to be two person households and mostly unmarried.

Present Unit Characteristics		TYPE THREE (16%)	TYPE FOUR (29%)
.	building type	- apt. building - house	79% 21%
.	number of bedrooms	- bachelor - one bedroom - two bedrooms - three+ bedrooms	10% 29% 42% 19%
.	average monthly rent		\$370. \$375.

Most low preference renters live in an apartment building. Average rents paid by the two types of renters in this group are quite similar. They are, however, considerably less than the rents paid by high preference renters, even though the distribution of apartment sizes is similar. The difference in rents between the two groups may be the age of the buildings or rent control. This information, however, was not obtained from the questionnaire.

Attitudes		TYPE THREE (16%)	TYPE FOUR (29%)
.	rented in house before	22%	28%
.	building preference - house	25%	12%
	- apt. building	56%	81%
.	advantages of a house	0%	3%
	- less privacy	-	51%
	- landlord problems	-	20%
	- poorer maintenance	-	11%
.	overall rating of unit types (1 = high)		
	- apt. in apt. building	1.6	1.2
	- apt. in owner-occupied house	2.6	3.1
	- apt. in converted house	2.5	2.3
	- sharing house with friends	2.9	3.2

TYPE THREE renters had generally little to say about the advantages or disadvantages of renting an apartment in a house; about 20% did not even have a preference in building type. Overall, though, TYPE THREE renters rated renting an apartment in an apartment building as their most preferred choice. All other options were given low rating.

TYPE FOUR renters were better able to express their opinions. Over 80% preferred renting in an apartment building. All renters in this type saw disadvantages of renting in a house. Disadvantages mentioned were similar to those mentioned by TYPE ONE renters, but much more frequently; i.e., less

privacy, landlord problems, and poorer upkeep. Most preferred in terms of rental unit types was renting in an apartment building. Renting in a converted house was the second choice for most TYPE FOUR renters. Renting in an owner-occupied house or sharing a house with friends were the least preferred options.

Renters with a low preference for renting in a house were generally more pleased about their present tenure than high preference renters; i.e.,

	<u>TYPE THREE</u>	<u>TYPE FOUR</u>
. pleased with renting and will continue to rent	49%	50%
. not pleased with renting and will buy a home within the next three years	19%	14%
. not pleased with renting, but must continue to rent	32%	36%

About 25% of the renters in the low preference group had some intention of buying a home within the next few years. As with the high preference group, most of these renters (51%) preferred to buy a home in the city, but wanted a new home (57%) instead of a resale home.

2.2 Selection for Follow-Up

Based on the results of the screening questionnaire, renter households from the high preference group who were not living in a house were chosen for interviewing in the follow-up stage. It was assumed that this renter group represented the primary demand segment for rental accommodation in the form of converted units. Approximately 25% of the sample for re-interviewing was drawn from high preference renters who were already renting in a house. These renters were included to see if any significant differences were evident in rental unit preferences. The subsequent analysis, however, showed no significant differences in preferences to exist.

In total, 154 households were interviewed in the follow-up. The results of these interviews are summarized in the following section in terms of:

- . household characteristics;
- . present dwelling unit characteristics; preferences in converted unit rental accommodation;
- . preferences in home purchase.

3.0 DEMAND CHARACTERISTICS - TORONTO AND NORTH YORK

The major objective in the second stage of the Toronto and North York study of renters was to establish the nature and characteristics of the demand for rental accommodation located in a house. Of specific interest were:

- household characteristics of the demand group;
- preferences in various factors associated with converted units;
- preferences in various factors associated with home purchase, especially the potential to rent out space.

The results of the 154 interviews conducted with renters in the potential demand group for converted units are presented below.

3.1 Household Characteristics

• household size	- one person	34%
	- two persons	42%
	- three+ persons	24%
• children in house		20%
• average age of household head		38 years
• marital status	- single	53%
	- married	36%
	- other	12%
• household income	- under \$15,000.	18%
	- \$15 - \$30,000.	34%
	- \$30 - \$45,000.	32%
	- over \$45,000.	16%

Renters who constituted the potential demand for converted units tend to be unmarried persons in their mid to late 30's, either living alone or with another unmarried person. Few of these households have children. Average household income, with more than one income included in about half (52%) of the households, is \$29,000.

Most households are living in one or two bedroom units at present (67%) and paying rent of around \$400. per month. By and large, these households are at least somewhat satisfied with their present unit (93%). The amount of space in their apartment is sufficient for most (73%), rent is affordable (84%), and location is all right (81%). About 70% of these renters have at least one vehicle in the household, and almost all households (92%) have provisions for parking included with their unit.

Despite the generally few complaints about their present unit, 34% of households have intentions of moving within the next year or so. The average length of residence at their present address is about 3 years, so these mobility intentions are generally in keeping with historical norms of one move every 5 years.

3.2 Preference in Converted Units

Slightly over 1/3 (38%) of the potential demand group who were presently living in an apartment building had rented in a house before. For the most part, this had been a self-contained apartment in a house; 32% had rented just a room in a house. About 1/4 of those renting in an apartment building had rented an entire house either by themselves (14%) or by sharing the rent with friends (13%).

Few of the demand group (14%) saw any advantages in renting just a room in a house. Those who did see an advantage mentioned the lower rental costs associated with renting just a room. Most of the demand group saw only disadvantages, especially in terms of lack of privacy (54%) and insufficient space (50%).

Renters in the potential demand group were asked to rate the importance of a number of factors thought to be of importance in deciding whether or not to rent an apartment in a house. The average ratings given to these factors were as follows:

<u>Factor Or Attribute</u>	<u>Average Rating</u> (7 = HIGH)
• whether or not the apartment had its own private bath and kitchen	6.6
• location; i.e. suburbs vs. city	5.7
• monthly rental costs	5.4
• provision of a private, separate entry	5.1
• location in the house; i.e. basement vs. upper floor	5.1
• number of bedrooms	5.0
• availability of parking	4.4
• access to backyard	3.9
• whether or not the landlord lived in the house or elsewhere	3.2

The nature of these attributes or factors which could be used to describe an apartment in a house were, for the most part, very important to the demand group in terms of deciding whether or not to rent a particular converted unit. Factors such as whether or not the apartment had its own bath and

kitchen were considered crucial; location and rent were considered by most to be of very great importance. Having a separate entry, location of the unit in the house, and number of bedrooms were generally considered very important. Of lesser importance were the availability of parking, having access to the backyard and the presence of a landlord in the house.

In order to establish the relative importance placed on some of these factors by the potential demand group, respondents were asked to rank, in order of their preference, nine alternative descriptions of rental accommodations provided in a house (SEE FIGURE 1). Descriptions in these alternatives varied in terms of:

- number of bedrooms; i.e., 1,2, or 3 bedrooms;
- location of the unit; i.e., basement, main floor or upper floor;
- monthly rent; i.e., high or low for a given number of bedrooms (\$200. or \$300. for a one bedroom; \$400. or \$500. for a two bedroom; \$600. or \$700. for a three bedroom); presence or absence of a landlord in the house;
- availability of parking on the street or lot or no parking;
- private or common, shared entry;
- access or non-access to a yard.

The alternatives were developed as fractional factorial designs, so that the main effects of the seven factors on unit preferences could be measured. The actual estimation of the importance placed on these factors was by OLS (ordinary least squares) with regression coefficients taken as the measure of importance.

On the basis of individual importance weights given to the seven factors, the demand group was segmented into 5 homogenous groups; i.e., renters in each group being similar in the importance placed on various factors. Some important differences in unit preferences emerged from this analysis.

Preference Group One (25%)

As was seen in the description of the importance rating of attributes associated with a rental unit in a house, number of bedrooms, location in the house, and rent were judged as being very important by most renters. The preferences of renters in group one were, however, most influenced by location of the unit in the house; i.e., basement, main floor or second floor. Number of bedrooms, rent, and other factors are, of course, important, but location in the house is of overriding importance. The importance placed on the various factors by this group were as follows:

FACTOR:	NO. OF BDRMS.	FLR.	ABSENTEE LANDLORD	PVT. ENTRY	YARD	HIGHER RENT	PARKING
WEIGHT:	-0.43	1.43	0.52	-0.14	1.50	0.73	0.24

In general, rental unit preferences of this group are:

- an upper floor, 2 or 3 bedroom unit;
- access to the yard;
- parking on-street or on the lot;
- an absentee landlord.

This group would trade-off a higher rent and, to a lesser extent, number of bedrooms, and a private entry in order to have an upper floor apartment.

Renters in this group tend to be singles sharing a 2 bedroom apartment, paying an average rent of \$440 a month.

Preference Group Two (18%)

Renters in the second preference group place the most importance on number of bedrooms, location in the house, and parking availability; i.e.,

FACTOR:	NO. OF BDRMS.	FLR.	ABSENTEE LANDLORD	PVT. ENTRY	YARD	HIGHER RENT	PARKING
WEIGHT:	2.20	1.52	0.05	-2 04	-2 30	-1.10	1 03

Based on the factor weights or coefficients, preferences of this group in terms of an apartment in a house are:

- a 2 or 3 bedroom unit on the upper floor of a house;
- a lower monthly rent of \$400. or \$600. a month, depending on number of bedrooms;
- parking available on-street or on the lot.

Trade-offs that would be made for this type of accommodation are taking a common, shared entry and no access to the yard. The presence or absence of a landlord makes little difference to overall preference.

Renters in this group tend to be singles sharing one or two bedroom apartments or married couples. About 1/3 have children, and 25% are dissatisfied with their apartment; space seems to be a problem. Average rent is the highest of any group at \$490. a month.

Preference Group Three (25%)

The third preference group consists of renters who also place much importance on location of the apartment in the house. Other factors, including number of bedrooms, are of less importance; i.e.,

FACTOR:	NO. OF BDRMS.	FLR.	ABSENTEE LANDLORD	PVT. ENTRY	YARD	HIGHER RENT	PARKING
WEIGHT:	.50	1.73	0.93	-0.78	0.24	0.54	-2.03

Most preferred type of accommodation by this group would be:

- a one or two bedroom apartment located on the second floor;
- an absentee landlord;
- access to the yard.

Factors that would be trade-offs in order to get this type of an apartment, especially on an upper floor, are availability of parking, a private entry, and higher rent.

Households in this group can be characterized as singles living in one bedroom apartments. Average monthly rent being paid by this group is \$390. About 38% of these renters do not have a car.

Preference Group Four (14%)

There are two groups of renters who do not place as high a degree of importance on location of the apartment in a house as do other groups. The first of these, group four, only places a major importance on access to a yard. Other factors are of much lesser importance; i.e.,

FACTOR:	NO. OF BDRMS.	FLR.	ABSENTEE LANDLORD	PVT. ENTRY	YARD	HIGHER RENT	PARKING
WEIGHT:	0.58	0.64	-0.53	-0.89	2.31	-0.94	-0.22

The type of rental unit preferred by this group of renters is:

- an apartment with a yard to which they would have access;
- a one or two bedroom unit on an upper floor;
- a lower rent of \$200. or \$400. a month, depending on number of bedrooms.

Renters would trade-off parking, an absentee landlord, and a private entry in order to live in a house with a garden.

Most households in this group consist of singles renting a one-bedroom apartment for \$300. a month; 40% of these renters do not have a car.

Preference Group Five (19%)

The other renter group who did not place much importance on apartment location in house was the fifth preference group. Most important to this group was number of bedrooms and rental costs; i.e.,

FACTOR:	NO. OF BDRMS.	FLR.	ABSENTEE LANDLORD	PVT. ENTRY	YARD	RENT	HIGHER PARKING
WEIGHT:	2.49	0.0	-1.27	0.78	-0.25	-1.99	1.37

Renters in this group prefer the following type of unit:

- a two, preferably three, bedroom unit;
- a lower rent of \$400. or \$600. a month;
- parking on the lot or on-street;
- a private, separate entry.

Most households in this group are married couples; half have children, so the space is needed. In order to get a larger unit at a lower rent, most of these households are willing to put up with a landlord in the house and even live in the basement. Some would even go so far as depriving their children of a yard to play in!

Renters in this group are living in a 2 or 3 bedroom apartment and paying an average of \$460. a month. Most (75%) have cars.

3.3 Home Purchase Preferences

Approximately 1/3 of the renters originally interviewed expressed an intention to purchase their own house within the next three years. Home purchase intentions were further explored in the interviews with the potential demand group for converted units. The objective was primarily to assess the potential of this group to eventually supply new rental units when they became owners. The propensity of these renters to become landlords does not, of course, indicate the total supply potential of converted units on the parts of renters as a whole. The potential demand group only constitutes about 1/2 of the renters in Toronto and North York.

The desire to own a home on the part of the potential demand group was quite high. Fully 1/2 of these renters want to buy a home within the next few years. However, only about 1/4 (23%) think that they will actually be able to do so. Lack of financial resources is a constraint to the rest of the would-be homeowners.

Renters were presented with a number of options in home purchases which could help them with their financial constraints. These options involved obtaining additional resources from renting space in the house they would buy. Response to renting out an apartment in a house was generally more favourable than renting out a room; i.e.,

. would buy a house with a private apartment which could be rented	70%
. would buy a house and convert space into an apartment for rent	57%
. would buy a house and rent out a room	33%
. would buy a house with another couple or person	28%

The major reason given for not considering these options was the reduction in privacy resulting from such living arrangements. This was especially the case in renting out a room or buying a house with another couple or person. Being a co-buyer was also seen as being too complicated.

Renters who had no financial constraints and who intended to purchase within the next few years were also asked if they would consider renting out when they became owners; i.e.,

. if you were to buy, would you ever consider renting out a room?	yes	29%
	no	56%
	depends	15%
. if you were to buy, would you ever consider converting space into an apartment and renting it out?	yes	45%
	no	40%
	depends	15%

The potential for becoming a landlord, even on the part of renters who mentioned no financial problems, is quite good; almost 1/2 would consider converting. Undecided responses were mainly dependent on whether or not the money was needed or space in the house was available, or in the case of renting a room, whether a friend needed a place to stay.

Although response to converting and renting out was generally positive, it is unlikely that most renters would use potential rental income to stretch their house buying dollar. Only about 1/4 (27%) would buy a larger, more expensive house and rent part of it out instead of buying a smaller, less expensive house.

Preferences in home buying were further probed by asking renters to rank a number of alternative descriptions of homes (SEE FIGURE 2). The alternatives varied in terms of a number of factors thought to be of importance to the home buying decision; i.e.,

- . age of the house; i.e., resale or new
- . type of house; i.e., attached or detached
- . style of house; i.e., bungalow or 2-storey
- . location; i.e., city or suburbs
- . price which was associated with size and rental potential;
i.e., \$90,000. - 1,500 sq. ft. - no potential
\$100,000. - 2,000 sq. ft. - has potential
\$110,000. - 2,000 sq. ft. - has apartment

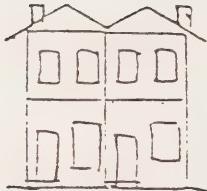
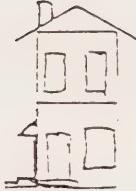
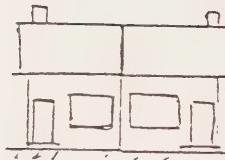
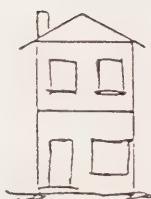
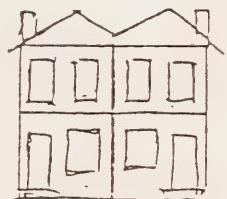
These alternatives, as was the case with the rental alternatives, were developed as fractional factorial designs. Estimation of the weights or importance assigned by respondents to each of the five factors was also as before.

Analysis of the 'importance' weights resulted in the identification of 5 homogeneous groups based on their preferences in home buying. These groups had little overlapping membership with the groups which arose from the analysis of rental preferences.

Preference Group Six (20%)

Renters in preference group six, the first of the housing preference groups, tend to be unmarried individuals (65%) in their early 40's. Their average household income is relatively low at \$20,000. a year. Slightly less than half (44%) intend to buy a home within the next few years and only about 1/3 (36%) of these renters think they will have the financial resources to do so.

FIGURE 2. ALTERNATIVES IN HOME PURCHASES

- | | |
|--|--|
|  <p>1
- older, attached 2-storey house
- located in the suburbs
- size 2,000 sq.ft.
- price \$100,000
- has <u>potential</u> for renting out an apartment</p> |  <p>5
- new, detached 2-storey house
- located in the suburbs
- size 2,000 sq.ft.
- price \$110,000
- has an apartment which can be rented out</p> |
|  <p>2
- new, detached 1-storey house
- centrally located
- size 2,000 sq.ft.
- price \$100,000
- has <u>potential</u> for renting out an apartment</p> |  <p>6
- older, attached 1-storey house
- centrally located
- size 2,000 sq.ft.
- price \$110,000
- has an apartment which can be rented out</p> |
|  <p>3
- new, attached 1-storey house
- located in the suburbs
- size 1,500 sq.ft.
- price \$90,000
- has <u>no</u> potential for renting out an apartment</p> |  <p>7
- older, detached 1-storey house
- located in the suburbs
- size 1,500 sq.ft.
- price \$90,000
- has <u>no</u> potential for renting out an apartment</p> |
|  <p>4
- older, detached 2-storey house
- centrally located
- size 1,500 sq.ft.
- price \$90,000
- has <u>no</u> potential for renting out an apartment</p> |  <p>8
- new, attached 2-storey house
- centrally located
- size 1,500 sq.ft.
- price \$90,000
- has <u>no</u> potential for renting out an apartment</p> |

Most important to renters in this preference group, in terms of housing attributes, are age, location, and size; i.e.,

FACTOR:	<u>RESALE</u>	<u>ATTACHED</u>	<u>2-STORY</u>	<u>CITY</u>	<u>SIZE</u>	<u>APT. FOR RENT</u>
WEIGHT:	2.04	-1.96	0.63	-1.13	1.17	-1.42

Renters in this group would prefer to buy the following type of house as described by the factors which were analysed:

- a detached, older suburban home;
- a larger, 2,000 sq. ft. home which has at least the potential for conversion;
- a 2-storey house, although preference for this is not strong.

Paying more for a house with an apartment would not interest most renters in this group. Although about 1/2 would consider buying a house with an apartment, only 17% would be willing to stretch in order to buy such a house.

Preference Group Seven (21%)

Over 1/2 the renters in this group (55%) intend to buy a home in the next few years, and 2/3 of these households think they will be able to do so. Renters in this group are generally quite receptive to the idea of supplementing income by renting out part of one's house, and the importance placed on the various factors supports their opinions; i.e.,

FACTOR:	<u>RESALE</u>	<u>ATTACHED</u>	<u>2-STORY</u>	<u>CITY</u>	<u>SIZE</u>	<u>APT. FOR RENT</u>
WEIGHT:	1.18	1.76	0.09	-0.18	0.10	2.17

The factor most important to preference in home purchase is whether or not the house has an apartment which could be rented out. In general, renters in this preference group prefer the following type of house:

- a larger, older home which has an apartment which can be rented out.

These renters would be willing to trade-off a detached house and, to a lesser extent, a city location in order to buy their preferred house.

This group of renters consisted primarily of unmarried persons sharing an apartment (67%). Household income was the highest of any group at \$38,000. a year.

Preference Group Eight (11%)

The third home buying preference group was also made up of renters who were receptive to renting out space in a home. Renters in this group had a relatively high proportion of married couples (46%) and households with children (56%). Almost 70% of this group wanted to buy, but only 1/3 were not constrained by finances. For most of these households, using part of a house as rental space was an acceptable way of assisting the financing of a home purchase.

Important housing characteristics for these renters were age and style of home; i.e.,

FACTOR:	<u>RESALE</u>	<u>ATTACHED</u>	<u>2-STORY</u>	<u>CITY</u>	<u>SIZE</u>	<u>APT. FOR RENT</u>
WEIGHT:	1.50	-0.67	-2.58	0.92	0.42	0.58

The most preferred type of house would be:

- . an older detached bungalow located in the city.

These potential buyers would be somewhat willing to buy a larger house with conversion potential or one that had already been converted, in order to get into a home of their own.

Renters in this preference group were mostly in their mid 30's. Average household income was relatively low at \$26,000. a year.

Preference Group Nine (11%)

The remaining two home purchase preference groups were generally not as receptive to the idea of using rental income in order to assist in the home purchase. Almost 1/2 (48%) had intentions of buying, and most (57%) thought they would be able to buy. Only 29%, however, would stretch in order to buy a larger home with an apartment. Households in this group tended to be unmarried renters (71%), mostly living alone. Average household income was \$28,000.

Preferences in housing were not as strong in this group as in others; i.e.,

FACTOR:	<u>RESALE</u>	<u>ATTACHED</u>	<u>2-STORY</u>	<u>CITY</u>	<u>SIZE</u>	<u>APT. FOR RENT</u>
WEIGHT:	0.88	-0.73	-0.63	-0.98	0.20	-1.20

Housing preferred by this group can generally be described as an:

- older detached bungalow.

There is some preference for a larger house but not one which would have an apartment. Renters are willing to trade-off a preferred city location in order to get the type of house they want.

Preference Group Ten (25%)

Renters in the last preference group to be considered are also not terribly receptive to the idea of renting out space to assist their home purchase payments. Although about 1/2 would consider converting only 10% would stretch to buy a larger house which would have a converted unit in it. The importance attached to a larger house by this group is generally quite low; i.e.,

FACTOR:	<u>RESALE</u>	<u>ATTACHED</u>	<u>2-STORY</u>	<u>CITY</u>	<u>SIZE</u>	<u>APT. FOR RENT</u>
WEIGHT:	1.73	1.25	-0.48	0.63	-0.16	0.02

The type of housing preferred by this group can be described as being older bungalows or one-storey houses. Renters in this group would be willing to accept an attached house and a smaller house, and give up a preferred suburban location in order to become an owner.

Households in this preference group can generally be described as unrelated singles sharing an apartment. Average age of these renters is 36 years; average household income, \$31,000.

4.0 KINGSTON RENTERS

A random sample of 100 renters was interviewed by telephone in Kingston in order to provide a comparison between a smaller Ontario municipality and Metro Toronto, in terms of potential demand for converted units in owner-occupied homes. The questionnaire used in Kingston was an amalgamation of the screening and follow-up questionnaires used in Toronto. Questions on trade-offs were, however, not included due to the use of telephone interviewing. Renters receiving government assistance in meeting their housing costs were also excluded from the Kingston survey.

4.1 Renter Types

Kingston renters were classified, similar to Toronto and North York renters, into two major groups; those with a high preference for renting an apartment in a house, and those with a low preference for renting an apartment in a house. Renters in each of these groups were also further segmented in terms of advantages and disadvantages seen in renting a house. The resulting four renter types were essentially the same as those identified in the Toronto/North York survey; i.e.,

High Preference Renters

- TYPE ONE - households with a high preference for renting an apartment in a house; both advantages and disadvantages of this type of accommodation were seen by these renters;
- TYPE TWO - households with a high preference for renting in a house, but who mentioned only the advantages;

Low Preference Renters

- TYPE THREE - renters with a low preference for renting in a house; no opinions were offered as to the advantages or disadvantages of renting in a house;
- TYPE FOUR - renters with a low preference for renting in a house and who mentioned only the disadvantages.

General household characteristics and attitudes of these renter types are discussed below.

4.1.1. High Preference Renters (51%)

<u>Household Characteristics</u>	<u>TYPE ONE (25%)</u>	<u>TYPE TWO (26%)</u>
• average length of residency	1.5 years	1.7 years
• average household size	2.4 persons	2.5 persons
• average age of household head	32 years	32 years
• marital status - single	56%	50%
- married	36%	42%
- other	8%	8%
• median household income	\$17,000.	\$14,000.
• more than one income	35%	68%

The two types of high preference households are quite similar in terms of their general household characteristics. Both tend to be in their early 30's, living with another person or their spouse and earning relatively modest incomes. About 30% of these households have children.

<u>Present Unit Characteristics</u>	<u>TYPE ONE (25%)</u>	<u>TYPE TWO (26%)</u>
• building type - apt. building - house	52% 48%	46% 54%
• number of bedrooms - bachelor - one bedroom - two bedrooms - three+ bedrooms	8% 28% 48% 16%	4% 19% 39% 38%
• average monthly rent	\$300.	\$315.

Most renters in the high preference group are presently in two or three bedroom units; about 1/2 are renting in an apartment building. TYPE TWO renters are slightly more likely to be living in larger apartments even though household size of the two types is similar.

<u>Attitudes</u>	<u>TYPE ONE (25%)</u>	<u>TYPE TWO (26%)</u>
. rented in house before	36%	19%
. building preference - house	60%	85%
- apt. building	40%	12%
. advantages of a house	100%	100%
- more privacy	59%	60%
- more 'home-like'	41%	28%
- access to a yard	27%	36%
- more sociable	27%	12%
. disadvantages of a house	100%	0%
- poorer maintenance	36%	-
- lack of facilities	40%	-
- more expensive	15%	-
- less privacy	15%	-

The major distinguishing factor between the two high preference renter types is whether or not disadvantages of renting an apartment in a house were mentioned. TYPE TWO renters who saw no disadvantages in renting in a house were also more likely to prefer living in a house instead of an apartment. Advantages of an apartment in a house most frequently mentioned by this renter type were more privacy, access to a yard, and a more home-like ambience.

TYPE ONE renters, who were more likely to have rented in a house before, saw both advantages and disadvantages of renting in a house. Although preference for a house over an apartment building was relatively high, about 1/3 or so of the renters of TYPE ONE mentioned problems of poorer upkeep and fewer facilities associated with renting in a house. The advantages of renting in a house most frequently mentioned were more privacy, a more home-like ambience, access to a yard, and a more sociable environment.

In terms of overall preference in unit type, most high preference renters would prefer to live in an apartment in a house that had been totally converted. Second choice for most would be to rent in an apartment building. Sharing a house with friends was generally the least preferred alternative; i.e.,

<u>Preference in Unit Type</u>	<u>TYPE ONE</u>	<u>TYPE TWO</u>
. apt. in totally converted house	1.8	2.0
. apt. in apt. building	2.3	2.6
. apt. in owner-occupied house	2.8	2.6
. sharing house with friends	3.0	2.8

Although few renters in the high preference group admitted to being dissatisfied with their present unit (8%) and most felt that the space in their apartment was adequate (68%), and rent was affordable (78%), and location all right (74%), only about 1/3 (36%) were pleased about renting and thought they would continue to rent; i.e.,

	<u>TYPE ONE</u>	<u>TYPE TWO</u>
• pleased about renting and will continue to rent	36%	31%
• unhappy about renting and will buy within next 3 years	20%	42%
• unhappy about renting, but must continue to rent	44%	27%

TYPE ONE renters would appear to be a much more frustrated group than TYPE TWO renters, given that relatively fewer of these renters see the possibility of home purchase releasing them from their present situation.

4.1.2 Low Preference Renters (49%)

<u>Household Characteristics</u>	<u>TYPE THREE (15%)</u>	<u>TYPE FOUR (34%)</u>
• average length of residency	2.2 years	1.7 years
• average household size	2.0 persons	2.0 persons
• average age of household head	44 years	43 years
• marital status - single	39%	39%
- married	46%	39%
- other	15%	21%
• median household income	\$24,000.	\$17,000.
• more than one income	46%	65%

Renters in the low preference group vary significantly in some of their household characteristics from the renters in the high preference group. To a certain extent, these differences parallel those found between the two renter groups in Toronto and North York. Renters in the low preference group in Kingston tend to be substantially older than the high preference group. The average age for this group is 43 years, but this is somewhat misleading since most renters tend to be either under 30 or over 50 years of age. Most households in this group are unmarried and few (18%) have children, especially TYPE FOUR renters.

<u>Present Unit Characteristics</u>		<u>TYPE THREE</u>	<u>TYPE FOUR</u>
. building type	- apt. building	53%	70%
	- house	47%	30%
. number of bedrooms	- bachelor	7%	0%
	- one bedroom	13%	18%
	- two bedroom	47%	56%
	- three+ bedroom	33%	26%
. average monthly rent		\$360.	\$340.

Low preference renters tend to live in two or three bedroom units. Average rent paid by this group is about \$50. more a month than by renters in the high preference group. TYPE FOUR renters are the most likely of any group to be living in an apartment building.

<u>Attitudes</u>		<u>TYPE THREE</u>	<u>TYPE FOUR</u>
. rented in house before		18%	38%
. building preference - house		40%	15%
	- apt. building	47%	85%
. advantages of a house		0%	0%
. disadvantages of a house		0%	100%
	- less privacy	-	39%
	- poorer maintenance	-	18%
	- fewer facilities	-	18%

Quite a few (40%) of TYPE THREE renters would prefer renting in a house instead of an apartment even though for most who were now living in an apartment, this would be a new experience. TYPE FOUR renters definitely prefer renting in an apartment building. The most frequently mentioned disadvantages of renting in a house by these renters were less privacy, poorer maintenance and fewer facilities.

Both renter types in this group tend to rank renting in an apartment building as the most preferred type of accommodation in comparison to other alternatives; i.e.,

<u>Preference in Unit Type</u>	<u>TYPE THREE</u>	<u>TYPE FOUR</u>
• apt. in apt. building	1.3	1.4
• apt. in totally converted house	2.2	2.4
• apt. in owner-occupied house	2.7	2.9
• sharing house with friends	3.4	3.1

Few renters in the low preference group are dissatisfied with their present apartment (6%). The vast majority of renters in this group feel they have sufficient space, rent is affordable and location desirable. In contrast to the high preference group, over 70% are pleased about renting; i.e.,

	<u>TYPE THREE</u>	<u>TYPE FOUR</u>
• pleased about renting and will continue to rent	79%	70%
• unhappy about renting and will buy within next 3 years	0%	12%
• unhappy about renting, but must continue to rent	21%	18%

4.2 Demand Group

Generally speaking, the renter types arising from the analysis of the Kingston survey were quite similar to those found in Toronto and North York. In both studies, it was found that renters could be almost equally split into two groups: a group with a high preference for renting in a house, and a group with a low preference for renting in a house. Renters in the high preference group tend to be younger couples or singles. They generally have ambitions to become owners in the near future. Renters in the low preference group tend to be older, childless couples or singles who are, for the most part, content to continue renting.

By and large, it can be assumed that most of the demand for rental accommodation in houses will come from the high preference group of renters. In examining the characteristics of this demand in Kingston, the high preference group will be looked at in more detail. Of particular interest is the importance attached to specific unit characteristics, and propensity to supply rental accommodation if and when a house is purchased.

5.0 DEMAND CHARACTERISTICS - KINGSTON

The potential demand group in Kingston, renters who have a high preference for renting an apartment in a house, constitute about 1/2 the renters surveyed. Fifty percent of these renters are, however, already renting in a house, primarily an apartment in a totally converted detached house.. Almost 1/2 (49%) of the renters in the potential demand group do, however, intend to move from their home within the next year or so. It was, therefore, decided not to exclude those already renting in a house since there is a good possibility that they would be looking for new accommodation in the near future.

5.1 Preferences in Converted Units

Some preferences in renting an apartment in a house have already been looked at in the discussion of advantages and disadvantages and overall ranking of unit types. Renters in the potential demand group (high preference group) would generally prefer to live in a house that was totally converted, that is no landlord and one which was well kept-up.

Other factors of importance to the potential demand group were whether the apartment had its own bath and kitchen, monthly rental costs, location, number of bedrooms, availability of parking, and on which floor of the house the apartment was located on; i.e.,

Very important factors associated with renting an apartment in a house

Judged very important by:

• private bath and kitchen	94%
• monthly rent	83%
• location	63%
• number of bedrooms	63%
• availability of parking	57%
• floor of house	51%
• private, separate entry	45%
• access to backyard	32%
• absentee landlord	18%

A private, separate entry, access to the back yard and whether or not the landlord lived in the house were generally judged to be of lesser importance by most of the potential demand group.

Renters in the potential demand group were also asked if they saw any advantages to renting just a room in a house. Response to this was for the most part negative; i.e.,

• Advantage in renting just a room: Yes	21%
No	79%

Only one in five renters saw any advantage; i.e., a room would be less expensive. Most renters would, however, not want to rent just a room because of insufficient space (31%) and insufficient privacy (33%).

5.2 Home Purchase Preferences

About 2/3 (69%) of renters in the potential demand group wanted to buy a home within the next few years. Preferences in location were more or less split between city and suburb. Preference for an older home was slightly higher; i.e.,

. locational preference	- suburbs	47%
	- city	53%
. age preference	- new	39%
	- resale	50%
	- don't know	11%

Approximately 1/2 (58%) of renters who wanted to buy thought they would be able to do so. Others saw financial constraints hindering their home ownership ambitions. Renters who faced financial constraints were presented with a number of options in the form of renting out space which would assist them in financing a home. About 1/2 of these renters would consider at least some of these options; i.e.,

. buy house with an apartment	57%
. buy house and rent a room	29%
. buy house and convert space into apartment	43%
. buy house with another couple	36%

Most would-be owners facing financial constraints would not consider renting out a room in order to supplement their income. Lack of privacy and hassles with tenants were seen as major problems. Converting space into an apartment was rejected by most because of the expense and reduction in privacy. The loss of privacy was seen as the major disadvantage in becoming a co-buyer.

Other renters in the potential demand group were also similar in their reaction to some of the above-mentioned options; i.e.,

. would consider renting out room	33%
. would consider converting space into apartment	36%

Overall, about 50% of renters would consider renting out a room or using space in their home, if they were owners. Only 20% of renters would, however, opt for buying a larger, more expensive house with an apartment which could be rented instead of a smaller, less expensive house.

6.0 PART THREE: IMPLICATIONS

The study of renters in Toronto, North York and Kingston has a number of implications for assessing the potential demand for rental accommodation in houses and for the potential of encouraging new home buyers to provide rental accommodation. These implications are discussed below in terms of:

- potential market demand for rental units in houses;
- preferred characteristics of such units;
- potential supply of rental space by prospective homeowners.

6.1 Potential Market Demands

In all three municipalities, potential demand for rental accommodation in a house was quite similar. Overall, about 1/2 of all renters can be considered as constituting the potential demand group. When renters who are already renting in a house are excluded, potential demand still remains a respectable 25%. These proportions were essentially identical for all three municipalities.

Most of the demand comes from renters who have some intention to buy their own home in the near future. Renters who are not interested in renting in a house tend to prefer renting instead of owning. This difference is somewhat more pronounced in Kingston than in Toronto and North York.

Households in the potential demand group in Toronto tend to be either singles sharing an apartment or childless, married couples. Average age is around 36 years and household income somewhat above the average for renters at \$29,000. In Kingston, renters in the demand group tend to be similar in household composition, but somewhat younger with an average age of 32 and with lower incomes (\$15,000.).

Potential demand groups are generally satisfied with their present apartments (but not with renting). Preferences for renting in a house are, therefore, not so much associated with "push factors" from their present home, but rather the "pull" of the perceived advantages of renting in a house.

6.2 Preferred Unit Characteristics

Although substantial demand exists for renting in a house, demand for specific types of accommodation is much more limited. Few renters in any of the municipalities surveyed would consider renting just a room or sharing the rent of a house with friends. The preferred choice for most of the demand groups is renting a self-contained apartment in a totally converted house. Only 22% of the potential demand group in Toronto and North York and 16% in Kingston would prefer to rent in an owner-occupied house.

The analysis of unit preference was considerably more extensive in Toronto and North York than in Kingston. In Toronto and North York, it was found that

most renters place a strong importance on where the apartment is located in the house. Upper floors, not basements are the most preferred choice and very important in the rental decision. Renters generally would consider trading-off such important features as a private, separate entry or a higher rent in order to get an upper floor apartment with the desired number of bedrooms.

Only two types of renters were found who were willing to trade-off an upper floor apartment for other, more important features. A proportion of single renters now living in one bedroom apartments would be willing to accept a basement apartment for access to a yard and a lower rent. This group constituted about 14% of the potential demand segment. The other group of renters placed the most importance on number of bedrooms. These renters were primarily married couples, about 1/2 with children.

In order to get a larger unit, a basement unit would be considered. Renters in this category made up 19% of the potential demand group.

6.3 Rental Unit Supply Potential

Renters in the potential demand segment for rental accommodation in a house also constitute a potential source of supply of such units when they become homeowners. Purchase intentions were relatively high amongst the demand group; 51% in Toronto and North York and 69% in Kingston intended to buy within the next 3 years.

Attitudes toward supplying rental accommodation when they became owners were generally quite positive amongst the demand groups. In Toronto and North York, 30% of the potential demand group would consider renting out a room if they were to buy a house; 50% would consider converting space into an apartment. In Kingston, 34% would consider renting a room, and 40% converting if they were to buy. Consideration of such options generally increased if financial resources were a constraint on purchase intentions.

Renters in Toronto and North York were also more likely to consider buying a larger, more expensive house if it had an apartment which could be rented out, than were the Kingston group (27% vs. 17%, respectively). Considerations aside, however, only one group of Toronto and North York renters placed a strong importance on buying a house with an apartment in it. This group (21%) consisted primarily of unmarried persons sharing an apartment. Home ownership sentiments were quite strong in this group of renters.

If a third to a half of first-time buyers could be encouraged to provide rental accommodation in the houses they buy, the potential impact on the supply of rental accommodation could be quite significant. In a given housing market, this could match the annual supply of new rental units produced.

APPENDIX C

- C.1 Summary of Questionnaire
- C.2 Summary of Renter Groups
- C.3 Summary of Follow-Up Questionnaire

C.1 SUMMARY OF QUESTIONNAIRETELEPHONE SURVEY ANALYSIS - TORONTO AND NORTH YORK RENTERS

Q.1	Length of residency (n=503)	average 4.4 years		
1.	less than 2 years	32%	3. 6 to 10 years	13%
2.	2 to 5 years	46%	4. over 10 years	9%
<hr/>				
Q.2	Building type (n=503)			
1.	apt. bldg./no elevator	16%	4. detached house	12%
2.	apt. bldg./with elevator	54%	5. other	1%
3.	attached house	16%		
<hr/>				
Q.3	Number of bedrooms (n=504)			
1.	bachelor/bed-sitting	6%	4. three bdrm.	15%
2.	one bdrm.	36%	5. four + bdrm.	4%
3.	two bdrm.	39%		
<hr/>				
Q.4	Share bath/kitchen (n=504)			
1.	yes	7%	2. no	93%
<hr/>				
Q.5	Rented unit in house before (n=500)			
1.	yes	36%	2. no	64%
<hr/>				
Q.6	(a) Preference in bldg. type (n=504)			
1.	house	50%	3. don't know	8%
2.	apt. bldg.	42%		
<hr/>				
	(b) Advantages in renting unit in house (n=494)			
1.	yes	56%	2. no	44%
(% OF CASES)				
<u>IF YES:</u>	1. have yard	33%	4. no elevators	17%
	2. more like own home	25%	5. more sociable	16%
	3. more privacy	24%	6. other	50%
<hr/>				
	(c) Disadvantages in renting unit in house (n=490)			
1.	yes	58%	2. no	42%
(% OF CASES)				
<u>IF YES:</u>	1. less privacy	35%	4. more noise	10%
	2. less maintenance	16%	5. more expensive	10%
	3. landlord problems	15%	6. other	50%

Q.7 Preference ranking in unit type (n=474)

1. apt. in apt. bldg.	1.9	3. apt. in converted house	2.3
2. apt. in owner-occupied house	2.8	4. sharing house with friends	3.1

Q.8 Purchase intentions (n=502)

1. yes	31%
2. no	67%
3. don't know	3%

(i) IF YES: Area preference

1. suburbs	35%	3. outside Metro	3%
2. older city area	59%	4. don't know	4%

(ii) IF YES: Age preference

1. new home	37%	3. don't know	10%
2. old home	53%		

Q.9 (i) Monthly rent (n=448) average \$424

1. under \$300	19%	4. \$400 - \$449	13%
2. \$300 - \$349	17%	5. \$450 - \$499	8%
3. \$350 - \$399	18%	6. \$500 - \$599	12%
		7. \$600 and over	13%

(ii) Pay rent by self (n=489)

1. yes	72%	2. no	28%
--------	-----	-------	-----

Q.10 Renting attitude (n=502)

1. pleased	41%	3. unhappy but stuck	37%
2. unhappy and will buy	20%	4. pleased and will buy	2%

Q.11 Household size (n=501)

1. one person	34%	4. four persons	9%
2. two persons	36%	5. over four persons	5%
3. three persons	15%		

Q.12 No. of vehicles (n=503)

1. no cars	33%	3. two cars	14%
2. one car	50%	4. three or more cars	3%

Q.13 Age of household head (n=490) average 39.7 years

1. under 25	12%	6. 45-49	5%
2. 25-29	25%	7. 50-54	6%
3. 30-34	15%	8. 55-59	3%
4. 35-39	10%	9. 60-64	6%
5. 40-44	6%	10. 65 and over	11%

Q.14 Marital status (n=498)

1. single	45%
2. married	39%
3. other	16%

Q.15 Income (n=422)

1. under \$15,000	18%	3. \$30 - \$45,000	25%
2. \$15 - \$30,000	44%	4. over \$45,000	13%

Q.16 Include income from more than one (n=472)

1. yes	50%	2. no	50%
--------	-----	-------	-----

Q.17 Postal code (n=395) See map.

1. M5A - M5T (central)	19%	3. M6A - M6R (west)	20%
2. M4N - M4Y (east)	30%	4. M1L - M3N (north)	31%

Q.18 Respondent's sex

1. male	50%	2. female	50%
---------	-----	-----------	-----

September 13 - 19, 1982

MARKET STUDY - MOMAH/AMO

ERG

FOR EACH COMPLETED INTERVIEW, RECORD: RESPONDENT NAME _____

TELEPHONE NUMBER _____

TORONTO AND NORTH YORK

I.D.

1-4

RENTER QUESTIONNAIRE SCREEN

Q. 1 How long have you been living at your present address?
(RECORD TO CLOSEST YEARS)

Years

--	--

 5,6

Q. 2 What kind of a building are you living in at the present time? Is it an...

<p>READ AND CIRCLE ANSWER (IF DUPLEX, CIRCLE 3)</p>	Apartment Building Without an Elevator	1
	Apartment Building With an Elevator	2
	Town, Row or Attached House, or	3
	A Detached House?	4
	Other	5

Q. 3 How many bedrooms are in your dwelling? RECORD

Bedrooms

--

 8

Combined bed/sitting-
room, bachelor unit
(CODE 1)

--

 9

Q. 4 Do you share kitchen or bathroom facilities
with other households?

Yes	1	10
No	2	

Q. 5 In the past, have you ever rented a flat, suite or
apartment in a house?

Yes	1	11
No	2	

Q. 6 (a) Supposing for the moment that you are looking for a
new place to rent, if you had a choice between equal
sized apartments in a house or in an apartment
building, both in an area you liked, which would
you prefer to live in?

ROTATE

Prefer House	1	
Prefer Apartment Building	2	12
Don't Know, Depends	9	

(b) Do you see any major advantages in renting an
apartment in a house as opposed to renting in
an apartment building?

Yes	1	13
No	2	

IF YES, ASK: What would those be?

--	--

 14,15

--	--

 16,17

--	--

 18,19

(c) Do you see any major disadvantages of renting an apartment
in a house as opposed to renting in an apartment
building?

Yes	1	20
No	2	

IF YES, ASK: What would those be?

--	--

 21,22

--	--

 23,24

--	--

 25,26

Q. 7 (i) In terms of your own preference for rental accommodation, which would be your first choice of the following four alternatives assuming rental costs and location were comparable?

CHOICE

(IF REFUSE 3 CHOICES,
CODE 9 AT POINT OF
REFUSAL.)

READ AND

REPEAT AS

NECESSARY

1. an apartment in an apartment building	27
2. an apartment in an owner-occupied house	28
3. an apartment in a house that was totally changed into apartments	29
4. sharing the rent for an entire house with a number of friends	30

(ii) What would be your second choice? (READ ONLY REMAINING 3)

(iii) What would be your third choice? (READ ONLY REMAINING 2 AND RECORD LAST CHOICE AS "4")

Q. 8 Do you have any intentions' to buy a home within the next three years?

Yes	1	
No	2	31
Don't know	9	

IF YES, ASK: (i) Would you rather buy a home in the suburbs or a home in an older area of the city?

Suburbs	1	
City	2	32
Don't Know	9	
New	1	
Old	2	33
Don't Know	9	

(ii) Would you rather buy a brand new home or an older home?

Q. 9 (i) How much is the monthly rent for your present home? (IF REFUSE, CODE 9999)

DOLLARS: \$ 34-

Yes	1	
No	2	38
Refuse	9	

Yes	1	
No	2	38
Refuse	9	

Q. 10 Which of the following statements do you feel best describe your own situation with regard to renting:

(a) I am pleased about renting and will continue to rent	1	
(b) I am unhappy about renting and anticipate purchasing my own home in the next three years	2	39
(c) I am unhappy about renting but must continue to rent	3	

Q. 11 I just have a few more questions. How many people including yourself live in your home? RECORD

Persons	40
---------	----

Q. 12 How many motor vehicles are there in your household?

Vehicles	41
----------	----

Q. 13 What is the age of the head of your household? (IF NO HEAD, ASK RESPONDENT'S AGE)

Years	42,43
-------	-------

Q. 14 And what is your marital status?

DO	
NOT	
READ	
Single	1
Married	2
Other (Widowed, divorced, separated)	3
Refuse	9

44

Q. 15 Was the total income before tax of all the members of your household over or under \$30,000 last year?

Over \$30,000	1	
Under \$30,000	2	45
Refuse, don't know	9	

IF OVER \$30,000, ASK: Was it over \$45,000?

Over \$45,000	1	
Under \$45,000	2	46
Refuse, don't know	9	

IF UNDER \$30,000, ASK: Was it over \$15,000?

Over \$15,000	1	
Under \$15,000	2	47
Refuse, don't know	9	

Q. 16 Does this include income from more than one person?

Yes	1	
No	2	48
Refuse	9	

Q. 17 Could you tell me your postal code? CODE

49 50 51 52 53 54

IF NO CODE, ASK: Could you then tell me the nearest major intersection to where you live?

INTERSECTION: _____

AND _____

55 56

Q. 18 DO NOT ASK: Sex of respondent.

Male	1	
Female	2	57

Thank you very much. Those are all the questions I have.

Could I please get your name and telephone number in order that this interview can be verified by my supervisor?

NAME: _____

TELEPHONE NUMBER: _____

INTERVIEWER NAME: _____

NUMBER

58 59

C.2 SUMMARY OF RENTER GROUPS

	HIGH PREFERENCE GROUPS		LOW PREFERENCE GROUPS	
	TYPE 1 (n=751)	TYPE 2 (n=126)	TYPE 3 (n=79)	TYPE 4 (n=148)

2.1 Household Characteristics:

1. average length of residency	3.5 yrs.	3.4 yrs.	5.0 yrs.	5.7 yrs.
2. average household size - persons	1.9	2.4	2.3	2.2
3. average age of household head	36 yrs.	35 yrs.	46 yrs.	44 yrs.
4. marital status - single	60%	37%	45%	38%
- married	29%	50%	36%	42%
- other	11%	14%	19%	20%
5. household income - under \$15,000	17%	12%	20%	22%
- \$15 - \$30,000	36%	45%	59%	46%
- \$30 - \$45,000	32%	30%	12%	21%
- over \$45,000	15%	13%	9%	11%
6. more than one wage earner - yes	48%	58%	47%	45%
7. sex of respondent - male	50%	58%	43%	48%

2.2 Unit Characteristics:

1. bldg. type - apt.bldg. w/o elevator	16%	16%	19%	16%
- apt.bldg. w/ elevator	50%	41%	60%	66%
- attached house	22%	23%	9%	8%
- detached house	13%	18%	10%	8%
2. no. of bdrms. - bachelor	7%	4%	10%	5%
- 1 bdrm.	39%	35%	29%	37%
- 2 bdrm.	37%	40%	42%	40%
- 3+ bdrm.	17%	22%	19%	18%
3. share facilities - yes	6%	6%	9%	7%
4. average monthly rent	\$463	\$438	\$370	\$395
5. pay entire rent by self - yes	65%	72%	74%	79%

	HIGH PREFERENCE GROUPS		LOW PREFERENCE GROUPS	
	TYPE 1 (n=151)	TYPE 2 (n=126)	TYPE 3 (n=79)	TYPE 4 (n=148)
2.3 Attitudes:				
1. rented in a house before - yes	48%	42%	22%	28%
2. bldg. preference - house	70%	86%	25%	12%
- apt.bldg.	25%	10%	56%	81%
3. advantages of house - yes	99%	100%	0%	3%
IF YES: yard	36%	30%	-	-
ambience	30%	21%	-	-
privacy	20%	26%	-	-
no elevators/grade access	20%	14%	-	-
sociable	20%	14%	-	-
4. disadvantages of house - yes	100%	0%	0%	100%
IF YES: privacy	21%	-	-	51%
maintenance	20%	-	-	11%
landlord problems	10%	-	-	20%
noise	12%	-	-	8%
cost	12%	-	-	8%
5. rating of unit type (average)				
- apt. in apt. bldg.	2.2	2.6	1.6	1.2
- apt. in owner-occupied house	2.6	2.1	2.6	3.1
- apt. in converted house	1.9	2.0	2.5	2.3
- sharing house with friends	2.8	2.9	2.9	3.2
6. purchase intentions - yes	34%	38%	27%	23%
IF YES: location preference -				
suburbs	35%	35%	38%	32%
city	65%	57%	43%	56%
age preference - new	31%	22%	57%	57%
- resale	64%	61%	33%	37%
7. renting attitude - pleased	35%	32%	49%	50%
- not pleased and will buy	22%	24%	19%	14%
- not pleased but must rent	40%	41%	32%	36%

C.3 SUMMARY OF FOLLOW-UP QUESTIONNAIRE:

TORONTO AND NORTH YORK RENTERS

(n=154 unless otherwise indicated)

Building type

1. apt. bldg./no elevator	13%	5. entire detached house	4%
2. apt. bldg/with elevator	63%	6. apt. in detached house	5%
3. entire attached house	6%	7. other	3%
4. apt. in attached house	6%		

Q.1 Length of residency

1. less than 2 years	35%	3. 6 to 10 years	13%
2. 2 to 5 years	44%	4. over 10 years	8%

Q.2 Number of bedrooms (n=153)

1. bachelor	12%	4. three bedrooms	16%
2. one bedroom	28%	5. four + bedrooms	5%
3. two bedrooms	39%		

Q.3 (a) Monthly rent (n=152)

1. \$200 - \$300	21%	4. \$500 - \$600	10%
2. \$300 - \$400	32%	5. \$600 - \$700	3%
3. \$400 - \$500	23%	6. over \$700	11%

(b) Pay entire rent by self

1. by self or with spouse	71%	2. pay with unrelated person	29%
---------------------------	-----	------------------------------	-----

Q.4 Previous tenure:

1. rented	71%
2. owned	12%
3. other	17%

Q.5 (a) Satisfaction with present unit

- | | |
|-----------------------|-----|
| 1. very satisfied | 51% |
| 2. somewhat satisfied | 42% |
| 3. dissatisfied | 7% |

(b) Reasons for dissatisfaction (n=11) (more than one response taken)

- | | | | |
|-----------------------|-----|------------------|-----|
| 1. dislike neighbours | 33% | 4. prefer to own | 22% |
| 2. poor upkeep | 33% | 5. other | 44% |
| 3. too crowded | 22% | | |

(c) Have enough space in present unit (n=153)

- | | | | |
|--------|-----|-------|-----|
| 1. yes | 73% | 2. no | 27% |
|--------|-----|-------|-----|

(d) Number of vehicles in household

- | | | | |
|---------|-----|------------------|-----|
| 1. none | 30% | 3. two | 14% |
| 2. one | 53% | 4. three or more | 3% |

(e) Parking available (n=152)

- | | | | |
|--------|-----|-------|----|
| 1. yes | 92% | 2. no | 8% |
|--------|-----|-------|----|

(f) Is rent more than can afford (n=153)

- | | | | |
|--------|-----|-------|-----|
| 1. yes | 16% | 2. no | 84% |
|--------|-----|-------|-----|

(g) Prefer to be living elsewhere in city

- | | | | |
|--------|-----|-------|-----|
| 1. yes | 19% | 2. no | 81% |
|--------|-----|-------|-----|

Q.6 Plan to move within next year or so

- | | |
|---------------|-----|
| 1. yes | 34% |
| 2. no | 55% |
| 3. don't know | 11% |

Q.7 IF PRESENTLY LIVING IN AN APT. BLDG.

Ever rented in a house (n=117)

- | | | | |
|--------|-----|-------|-----|
| 1. yes | 38% | 2. no | 62% |
|--------|-----|-------|-----|

IF YES: Type of unit (n=41)

- | | | | |
|-----------------------------|-----|---------|-----|
| 1. self-contained apartment | 68% | 2. room | 32% |
|-----------------------------|-----|---------|-----|

Ever rented an entire house (n=117)

- | | | | |
|---------------------|-----|-------|-----|
| 1. yes, by self | 14% | 3. no | 74% |
| 2. yes, with others | 13% | | |

Q.9 Importance of factors associated with apt. in a house

	AVERAGE	IMPORTANCE RATING (7=HIGH)						
		1	2	3	4	5	6	7
(a) location; i.e. suburb vs. city	5.7	2%	1%	5%	9%	44%	23%	16%
(b) size; i.e., no. of bedrooms	5.0	2%	1%	7%	20%	34%	19%	16%
(c) monthly rent	5.4	0%	0%	3%	19%	34%	20%	24%
(d) parking availability	4.4	18%	8%	3%	17%	21%	10%	23%
(e) private, separate entry	5.1	5%	6%	8%	14%	27%	13%	28%
(f) apt. with pvt. bath and kitchen	6.6	0%	0%	1%	1%	10%	15%	73%
(g) apt. location; i.e., basement vs. upper floor	5.1	4%	4%	8%	18%	23%	25%	19%
(h) access to yard	3.9	9%	13%	19%	23%	15%	12%	9%
(i) landlord in house or absentee	3.2	21%	19%	22%	13%	9%	5%	9%

Q.10 Preferences of alternatives in renting an apt. in a house (n=126)

Preference:	ALTERNATIVE (SEE TEXT FOR DESC.)								
	1	2	3	4	5	6	7	8	9
1st	3%	0%	2%	16%	4%	10%	12%	40%	13%
2nd	6%	4%	2%	20%	16%	17%	13%	12%	11%
3rd	9%	7%	7%	17%	13%	13%	11%	16%	7%
4th	6%	10%	4%	11%	17%	9%	13%	17%	13%
5th	12%	13%	8%	9%	13%	10%	13%	10%	11%
6th	14%	22%	10%	7%	14%	11%	8%	2%	11%
7th	16%	13%	17%	10%	6%	17%	10%	2%	8%
8th	15%	18%	25%	3%	8%	9%	12%	2%	9%
9th	20%	13%	25%	6%	9%	4%	6%	0%	17%
Average Preference Rank:	6.2	6.2	6.9	3.9	4.8	4.6	4.6	2.7	5.1

Q.11 Advantages in renting just a room in a house

<u>YES</u>	14%	1. financially cheaper	100%
		2. social aspect appealing	13%
<u>NO</u>	86%	1. lack of privacy	54%
		2. not enough space	50%
		3. shared facilities inadequate	19%
		4. unsuitable lifestyle	10%

Q .12 (a) Want to buy a home within next few years

1. Yes 51%
2. No 45%
3. Don't know 4%

IF YES/DON'T KNOW:

(b) Will be able to do so (n=86)

1. Yes 45%
2. No 36%
3. Maybe/depends 19%

IF UNABLE OR DEPENDS:

(c) Why not/depends on what (n=46)

1. Financial reasons 100%

(d) Would do any of the following if affordability helped (n=46)

(more than one response if NO)

1. buy house with private apt. for rental
 1. yes 70%
 2. no - lack of privacy 15%
 3. no - other 15%
2. buy house and rent out room
 1. yes 33%
 2. no 9%
 3. no - lack of privacy 41%
 4. no - problem tenants 13%
 5. no - other 9%
3. buy house and convert space into apt.
 1. yes 57%
 2. no - lack of privacy 15%
 3. no - problem tenants 9%
 4. no - other 20%
4. buy house with other couple/person
 1. yes 28%
 2. no - lack of privacy 46%
 3. no - too complicated 26%
 4. no - other 2%

Q.13 If were to buy a house, ever consider renting out room (n=112)

- | | |
|------------|-----|
| 1. yes | 29% |
| 2. no | 56% |
| 3. depends | 15% |

IF DEPENDS: On what (n=16)

- | | |
|----------------------------|-----|
| 1. if needed money | 38% |
| 2. if space available | 31% |
| 3. if friends needed space | 31% |

Q.14 If were to buy a house, ever consider converting space into apt. (n=112)

- | | | | |
|--------|-----|--------------|-----|
| 1. yes | 45% | 3. depends | 14% |
| 2. no | 40% | 4 don't know | 1% |

IF DEPENDS: On what (n=17)

- | | |
|----------------------------|-----|
| 1. if needed money | 47% |
| 2. if space available | 41% |
| 3. if friends needed space | 12% |

Q.15 Would rent out if could afford larger, more expensive home

- | | |
|---------------|-----|
| 1. yes | 27% |
| 2. no | 68% |
| 3. don't know | 6% |

Q.16 Preferences in alternatives in buying house types (n=127)

ALTERNATIVES (SEE TEXT FOR DESC.)

Preference:

	1	2	3	4	5	6	7	8
1st	3%	22%	5%	33%	6%	13%	13%	5%
2nd	2%	30%	4%	13%	10%	14%	15%	12%
3rd	5%	13%	9%	13%	13%	21%	12%	17%
4th	15%	11%	8%	18%	12%	9%	5%	23%
5th	21%	7%	12%	7%	18%	9%	12%	14%
6th	31%	8%	12%	2%	17%	7%	13%	11%
7th	13%	6%	21%	9%	15%	13%	17%	7%
8th	11%	4%	31%	5%	11%	13%	15%	11%

Average preference rank

5.5 3.2 6.0 3.2 5.0 4.4 4.8 4.5

Q.17(a) Household size

1. one person	34%	3. three persons	12%
2. two persons	42%	4. four + persons	12%

(b) Children in house

1. yes	20%	2. no	80%
--------	-----	-------	-----

(c) IF YES: How many children (n=31)

1. one child	55%
2. two children	29%
3. three + children	16%

Q.18 Respondent's sex

1. male	53%	2. female	47%
---------	-----	-----------	-----

Q.19 Original respondent

1. yes	93%	2. no	7%
--------	-----	-------	----

* Q.8 IF HOME BUYING INTENTIONS (n=57)

(i) location preference:	1. suburbs	27%
	2. city	68%
	3. don't know	5%
(ii) age preference:	1. new home	23%
	2. resale	61%
	3. don't know	16%

* Q.13 Age of household head (n=151)

1. under 25 yrs.	12%	6. 45-49 yrs.	4%
2. 25-29 yrs.	30%	7. 50-54 yrs.	6%
3. 30-34 yrs.	18%	8. 55-59 yrs.	8%
4. 35-39 yrs.	8%	9. 60-64 yrs.	4%
5. 40-44 yrs.	5%	10. 65 yrs. and older	10%

* Q.14 Marital status

1. single	53%
2. married	36%
3. other	12%

* Q.15 Household income (n=139)

1. under \$15,000	18%	3. \$30 - \$45,000	32%
2. \$15 - \$30,000	34%	4. \$45,000 and over	16%

* Q.16 More than one wage earner (n=139)

1. yes	52%	2. no	48%
--------	-----	-------	-----

* from screening questionnaire

RENTER QUESTIONNAIRE FOLLOW-UP

INTRODUCTION: Let me start by giving you a brief overview of the study we're doing. The Ontario Ministry of Municipal Affairs and Housing and the Association of Municipalities of Ontario is looking into alternative ways in which future housing needs in the Province can be met. We're particularly interested in talking to renters such as yourself in order to get your opinions, views and ideas on some alternative ways of providing additional housing.

What I'd like to do is start off with some general questions about your present dwelling unit.

Q. 1 First of all, could you tell me, how long have you been renting this dwelling? RECORD YEARS, MONTHS IF LESS THAN ONE YEAR.

Years		
Months		

Q. 2 How many bedrooms are there in your dwelling? RECORD.

Bedrooms		10
----------	--	----

Or Bachelor Unit 11

Q. 3 (a) How much do you pay in monthly rent for your dwelling? IF REFUSE, CODE 9999.

\$			11	12
Yes	1			
No	2			
Refuse	9			

(b) Do you pay the entire amount by yourself?

IF HUSBAND AND WIFE, CODE "1"

Q. 4 Did you rent before you moved here?

IF "NO", PROBE OWNERSHIP OR OTHER.

Yes, Rented	1
No, Owned	2
No, Other	3

13

Q. 5 (a) How satisfied are you with your present living accommodations? Would you say that you are:

GO TO (c)	<input type="checkbox"/>	Very Satisfied	1
	<input type="checkbox"/>	Somewhat Satisfied, Or	2
ASK (b)	<input type="checkbox"/>	Dissatisfied	3

12

(b) IF DISSATISFIED, ASK: Why do you say that?

		14	20
		41	22

(c) Do you feel you have enough space in your present unit?

Yes	1
No	2

23

(d) How many motor vehicles do you have in your household?

Vehicles		24
----------	--	----

(e) Is parking available to your household (whether or not you use it)?

Yes	1
No	2

25

(f) Is the rent more than you feel you can afford?

Yes	1
No	2

26

(g) Would you rather be living in another area of the city?

Yes	1
No	2

27

Q. 6 Do you plan to move from this dwelling within the next year or so?

IF TOWN, ROW, ATTACHED OR DETACHED HOUSE,
i.e. IF NOT IN APARTMENT BUILDING, GO TO Q. 9

Yes	1
No	2
Don't know	9

28

Q. 7 Have you ever rented a suite or an apartment in a house?

Yes	1
No	2

29

IF "YES", ASK: Was this a private self-contained apartment with a bath and kitchen or just a room?

Self-contained	1
Room(s)	2

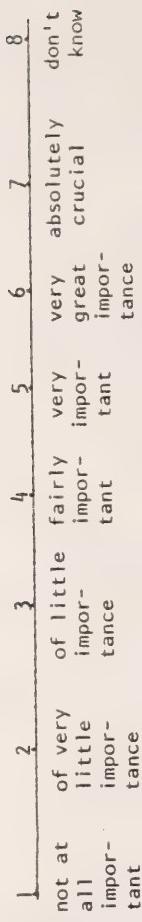
30

Q. 8 Have you ever rented an entire house, either by yourself or by sharing the rent with other individuals outside your immediate family?

Yes, by self	1
Yes, with others	2
No	3

31

Q.9 What I would like to do now is ask you about some characteristics or features that could be used to describe an apartment in a house. I will read out a characteristic and I would like you to tell me how important this would be to you if you were deciding on whether or not to rent an apartment in a house. Please use the scale I have on this card. (HAND IMPORTANCE SCALE TO RESPONDENT)



- (a) How important would the location be, for example, if the house were located in the suburbs or more centrally, for example? 32
- (b) the size of the apartment; whether it's a 1 or 2 bedroom, for example? 33
- (c) the monthly rental costs? 34
- (d) whether or not parking were available? 35
- (e) whether or not you have a private, separate entry? 36
- (f) whether or not the apartment had its own private bathroom and kitchen? 37
- (g) whether the apartment was located in the basement, on the main floor or on an upper floor? 38
- (h) whether or not you could have access to the yard behind the house? 39
- (i) whether the landlord lived in the house or lived elsewhere 40

Q. 10 I have here a number of cards which describe different types of accommodation which could be available if one were looking to rent an apartment in a house. These descriptions vary in terms of size of apartment, rent, etc. Assume that the things not described about the apartment are to your liking. What I would like you to do is carefully read over the descriptions on each card and put the cards in order of your preference if you were looking for an apartment in a house.

There are only 9 cards, but you may find it easiest to order them if you put them in two piles as you go through them. In one pile, would go cards with descriptions of apartments you like and into the other pile, descriptions of apartments you don't like. Then go through each pile and order the cards with the most preferred on the top and the next most preferred second down and so on, with the least preferred at the bottom of each pile. Once you finish, put the pile you like on top of the other one.

(SHUFFLE CARDS BEFORE GIVING TO RESPONDENT, RECORD NUMBER ON BACK OF CARD FROM TOP TO BOTTOM AFTER RESPONDENT FINISHES.)

<u>BLUE CARDS</u>	<u>(MOST PREFERRED)</u>	<u>SET 1</u>	<u>CARD NUMBER</u>
	TOP CARD	<input type="text"/>	41
	2ND CARD	<input type="text"/>	42
	3RD CARD	<input type="text"/>	43
	4TH CARD	<input type="text"/>	44
	5TH CARD	<input type="text"/>	45
	6TH CARD	<input type="text"/>	46
	7TH CARD	<input type="text"/>	47
	8TH CARD	<input type="text"/>	48
	(LEAST PREFERRED) BOTTOM CARD	<input type="text"/>	49

(CHECK WITH RESPONDENT THAT MOST PREFERRED IS ON TOP AND LEAST PREFERRED IS ON BOTTOM.)

Q.11 There are two main ways in which rental accommodation could be provided in a house. One could just rent a room in a house or one could rent a private, self-contained apartment in a house. Do you see any advantages to yourself of renting just a room in a house as opposed to renting an apartment in a house?

YES > What would these be? _____

50	51
52	53
54	55
56	57

NO > Why do you say that? _____

Q.12 (a) Do you want to buy a home within the next couple of years? (IF ASK, SAY 2-3 YEARS)

GO TO Q.13 ←

Yes	1
No	2
Don't know	9

58

(b) Do you think you will be able to do so?
GO TO Q.13 ←

Yes	1
No	2
Depends/Maybe	3
Don't know	9

59

(c) IF NO: Why not? IF DEPENDS/MAYBE, ASK: What does it depend on?

60	61
62	63

(d) IF FINANCIAL PROBLEM GIVEN IN (c) (e.g. don't have enough for down payment, carrying cost-principal, interest, etc. are too high), ASK:

If doing any of the following would help you afford to buy a home within the next couple of years, would you consider...

Yes No IF NO, Why not?

(1) buying a house with a private, self-contained apartment which you could rent out

1 2 *4

64	65
66	67

(2) buying a house and renting out a room

1 2 *5

68	69
70	71

(3) buying a house and creating in it a private, self-contained apartment which you would rent out

1 2 *6

72	73
74	75

(4) buying a house with another person or couple

1 2 *7

78	79
80	81

GO TO Q.15

Q.13 If you were to buy a house, would you ever consider renting out a room?

IF DEPENDS, ASK: What would it depend on?

Yes	1
No	2
Depends	3
Don't know	9

84

85

86

Q.14 If you were to buy a house, would you ever consider creating a private, self-contained apartment and renting it out?

IF DEPENDS, ASK: What would it depend on?

Yes	1
No	2
Depends	3
Don't know	9

87

88

89

Q.15 If you could afford to buy a larger and more expensive house by renting out part of it, would you be more likely to consider doing this than buying a smaller, less expensive house?

Yes	1
No	2
Don't know	9

90

Q.16 I have here a number of cards which describe different alternatives which could be available for someone buying a house. The descriptions of the houses vary in terms of price, size, type and location. Could you please read over these descriptions and place the cards in the order of your preference, just like you did before. Assume that the things not described about the house are to your liking.

YELLOW CARDS	(MOST PREFERRED)	SET 2	CARD NO.
		TOP CARD	91
		2ND CARD	92
		3RD CARD	93
		4TH CARD	94
		5TH CARD	95
		6TH CARD	96
		7TH CARD	97
	(LEAST PREFERRED)	BOTTOM CARD	98

(CHECK WITH RESPONDENT THAT MOST PREFERRED IS ON TOP AND LEAST PREFERRED IS ON BOTTOM.)

These last few questions are about you and others in your house. They are completely confidential.

- Q. 17 (a) How many people, including yourself,
live in your house? (IF REFUSE, CODE 9)

Persons	
---------	--

49

IF 2 OR MORE, ASK:

- (b) Do you have any dependent children
living with you?

Yes	1
No	2
Refuse	9

100

IF "YES", ASK:

- (c) How many dependent children live with you? (WRITE IN)
(IF REFUSE, CODE 9)

--

101

- Q. 18 DO NOT ASK: SEX OF RESPONDENT.

Male	1
Female	2

102

- Q. 19 INTERVIEWED ORIGINAL RESPONDENT:

Yes	1
No	2

103

THANK YOU VERY MUCH. THOSE ARE ALL THE QUESTIONS I HAVE. DO YOU HAVE ANY COMMENTS YOU WOULD LIKE TO MAKE?

INTERVIEWER NAME: _____

INTERVIEWER NUMBER

104	105
-----	-----

APPENDIX D

D.1 Summary of Kingston Questionnaire by Renter Type

APPENDIX D:

D.1 SUMMARY OF KINGSTON QUESTIONNAIRE

BY RENTER TYPE

	Renter Type				
	Type One (n=25)	Type Two (n=26)	Type Three (n=15)	Type Four (n=34)	Total (n=100)
Q. 1 Length of residency:					
1. less than 2 years	68%	58%	47%	59%	59%
2. 2 years	16	15	13	15	15
3. 2 to 5 years	12	15	20	11	14
4. 5 to 7 years	4	12	20	15	12
Q. 2 (a) Building type:					
1. apt./no elevator	24%	31%	13%	35%	28%
2. apt./elevator	28	15	40	35	29
3. attached house	4	8	13	9	8
4. apt. in attached house	0	12	7	9	7
5. detached house	12	8	20	6	10
6. apt. in detached house	32	23	0	3	15
7. other	0	4	7	3	3
(b) <u>IF IN HOUSE:</u> Does landlord live in same house:	(n=15)	(n=17)	(n=8)	(n=14)	(n=54)
1. yes	7%	24%	13%	21%	17%
2. no	93	76	87	79	83
Q. 3 Number of bedrooms:					
1. bachelor	8%	4%	7%	0%	4%
2. one bedroom	28	19	13	18	20
3. two bedrooms	48	39	47	56	48
4. three+ bedrooms	16	38	33	26	28
Q. 4 Share bath or kitchen:					
1. yes	12%	4%	7%	12%	9%
2. no	88	96	93	88	91

	Type One	Type Two	Type Three	Type Four	Total
Q. 5 Previous tenure:					
1. rented	88%	62%	67%	71%	72%
2. owned	8	23	13	18	16
3. other	4	15	20	12	12
Q. 6 (a) Satisfaction with unit:					
1. very satisfied	36%	42%	60%	56%	48%
2. somewhat satisfied	56	50	27	41	45
3. dissatisfied	8	8	13	8	7
	(n=2)	(n=1)	(n=2)	(n=1)	(n=6)
(b) <u>IF DISSATISFIED:</u> Why?					
1. rent too high	50%	0%	50%	0%	33%
2. poor facilities	50	0	0	100	33
3. poor storage	0	100	0	100	33
4. poor location	0	0	50	0	17
(c) Present space adequate:					
1. yes	64%	73%	80%	85%	76%
2. no	36	27	20	15	24
(d) Number of vehicles in household:					
1. none	28%	23%	13%	35%	27%
2. one	64	65	73	41	58
3. two	8	0	13	24	12
4. three +	0	12	0	0	3
(e) Parking available:					
1. yes	88%	96%	93%	97%	94%
2. no	12	4	7	3	6
(f) Rent affordable:					
1. yes	80%	77%	67%	85%	79%
2. no	20	23	33	15	21
(g) Prefer other location:					
1. yes	16%	35%	13%	15%	20%
2. no	84	65	87	85	80

	Type One	Type Two	Type Three	Type Four	Total
Q. 7 Plan to move within year or so:					
1. yes	40%	58%	27%	38%	42%
2. don't know	16	8	7	3	8
<u>IF NOT LIVING IN HOUSE NOW:</u>	(n=14)	(n=16)	(n=11)	(n=27)	(n=68)
Q. 8 (a) Ever rented in house before:					
1. yes	36%	19%	18%	37%	29%
2. no	64	81	82	63	71
	(n=5)	(n=3)	(n=2)	(n=9)	(n=19)
(b) <u>IF YES:</u> 1. self-contained apt.	40%	33%	0%	44%	37%
2. just room	60	67	100	56	63
Q. 9 Ever rented entire house:	(n=14)	(n=16)	(n=11)	(n=26)	(n=67)
1. yes, by self	29%	19%	9%	12%	16%
2. yes, with others	14	6	9	15	12
3. no	57	75	32	74	72
Q. 10 (a) Preference in rental unit:	(n=25)	(n=26)	(n=15)	(n=34)	(n=100)
1. prefer house	60%	85%	40%	15%	48%
2. prefer apartment building	40	12	47	85	49
3. don't know	0	4	13	0	3
(b) Advantages of renting in house:					
1. yes	100%	100%	0%	0%	51%
<u>IF YES:</u>					
1. more privacy	59%	60%	-	-	-
2. more home-like	41	28	-	-	-
3. access to a yard	27	36	-	-	-
4. more sociable	27	12	-	-	-
5. access at grade	9	8	-	-	-
6. pets allowed	12	0	-	-	-
7. quieter	0	15	-	-	-

	Type One	Type Two	Type Three	Type Four	Total
Q. 10 (c) Disadvantages of renting in house:					
1. yes	100%	0%	0%	100%	73%
IF YES:					
1. poorer maintenance	36%	-	-	18%	-
2. lack of facilities	40	-	-	18	-
3. more expensive	15	-	-	12	-
4. less privacy	15	-	-	39	-
5. more noise	8	-	-	-	-
6. lack of security	4	-	-	9	-
Q. 11 Preference ranking in unit type: (average rank)					
1. apartment in a building	2.3	2.6	1.3	1.4	1.9
2. apartment in owner-occupied house	2.8	2.6	2.7	2.9	2.7
3. apartment in totally converted house	1.8	2.0	2.2	2.4	2.1
4. sharing house with friends	3.0	2.8	3.4	3.1	3.0
Q. 12 Very important factors associated with renting an apartment in a house:					
1. suburban or city location	60%	65%	80%	66%	66%
2. number of bedrooms	56	69	80	50	61
3. monthly rent	80	85	73	81	81
4. availability of parking	52	62	40	44	50
5. private separate entry	40	50	60	63	53
6. private bath and kitchen	92	96	93	97	95
7. floor of the house	52	50	60	66	57
8. access to back yard	28	35	40	6	25
9. absentee landlord	20	15	27	25	21
Q. 13 Advantages in renting just a room in a house:					
1. yes	22%	20%	17%	23%	21%
2. no	78	80	83	77	79
	(n=5)	(n=5)	(n=2)	(n=7)	(n=19)
IF YES: What are advantages:					
1. less costly	80%	80%	100%	71%	79%
IF NO: Why not:					
1. lack of privacy	28%	60%	20%	67%	49%
2. lack of space	56	30	80	33	44
3. shared facilities	11	10	0	13	10
4. types of people	17	0	0	0	4

	Type One (n=25)	Type Two (n=26)	Type Three (n=14)	Type Four (n=33)	Total (n=98)
Q. 14 Attitudes toward renting:					
1. pleased about renting and will continue	36%	31%	79%	70%	52%
2. unhappy about renting and will buy within next three years	20	42	-	12	20
3. unhappy about renting but must continue to rent	44	27	21	18	28
Q. 15 (a) Purchase intentions within next few years:	(n=25)	(n=26)	(n=15)	(n=34)	(n=100)
1. yes	64%	73%	27%	32%	50%
2. no	30	27	73	65	49
3. don't know	0	0	0	3	1
IF YES OR DON'T KNOW:					
(b) Location preference:	(n=17)	(n=19)	(n=3)	(n=12)	(n=51)
1. suburbs	41%	53%	33%	58%	49%
2. city	59	37	33	42	45
3. don't know	0	0	33	0	6
(c) Age preference:					
1. new	29%	47%	50%	50%	42%
2. resale	53	47	25	50	48
3. don't know	18	5	25	0	10
(d) Will be able to buy:					
1. yes	53%	63%	0%	25%	46%
2. no	35	32	75	58	42
3. depends	6	0	25	17	8
4. don't know	6	5	0	0	4
	(n=7)	(n=7)	(n=4)	(n=9)	(n=27)
(e) Reason for no or depends:					
1. financial	100%	100%	100%	67%	89%
IF FINANCIAL REASON GIVEN:	(n=7)	(n=7)	(n=4)	(n=6)	(n=24)
(f) Would do any of the following if affordability helped:					
(i) buy house with private apt.:					
1. yes	57%	57%	50%	17%	45%
2. no, lack of privacy	29	42	50	33	38
3. no, too many problems	14	0		50	17

	Type One	Type Two	Type Three	Type Four	Total
Q. 15 (f) (ii) buy house and rent room:					
1. yes	43%	14%	50%	17%	29%
2. no, lack of privacy	43	86	50	67	63
(iii) buy house and convert space into apartment:					
1. yes	43%	43%	50%	33%	42%
2. no, lack of privacy	29	43	50	50	42
3. no, too expensive	29	14	0	0	13
(iv) buy house with another couple/person:					
1. yes	43%	29%	0%	0%	17%
2. no, lack of privacy	43	43	75	83	58
3. no, too many problems	14	43	0	33	25

IF NO FINANCIAL PROBLEMS OR NO IMMEDIATE INTENTIONS TO BUY:

(n=18) (n=21) (n=12) (n=27) (n=78)

Q. 16 (a) If were to buy, would ever consider renting out a room:

1. yes	50%	19%	25%	22%	28%
2. no	39	76	58	70	63
3. depends	11	5	8	4	6
4. don't know	0	0	8	4	3
	(n=2)	(n=1)	(n=1)	(n=1)	(n=5)

IF DEPENDS:

1. on type of renter	50%	100%	100%	100%	80%
2. financial need	50	-	-	-	20

(b) If were to buy, would ever consider converting space into apartment:

(n=18) (n=21) (n=12) (n=27) (n=78)

1. yes	28%	43%	17%	22%	28%
2. no	50	52	50	59	54
3. depends	22	5	25	11	14
4. don't know	0	0	8	7	4
	(n=4)	(n=1)	(n=3)	(n=3)	(n=11)

IF DEPENDS:

1. on type of renter	-	-	-	33%	9%
2. availability of space	100	-	67	33	64
3. if legal	-	100	-	33	18
4. financial need	-	-	33	-	9

	Type One	Type Two	Type Three	Type Four	Total
Q. 18 Would buy larger house with apartment rather than smaller house:	(n=25)	(n=26)	(n=15)	(n=34)	(n=100)
1. yes	20%	15%	27%	18%	19%
2. no	64	85	60	71	71
3. don't know	16	0	13	12	10
Q. 19 (a) Household size:					
1. one person	28%	24%	39%	28%	28%
2. two persons	32	36	23	47	37
3. three + persons	50	40	38	25	35
(b) Children in house:					
1. yes	24%	35%	33%	12%	24%
	(n=6)	(n=9)	(n=5)	(n=4)	(n=24)
(c) <u>IF YES:</u>					
Average number of children	1.3	1.4	1.4	1.5	1.4
Q. 20 Age of head of household:	(n=25)	(n=26)	(n=13)	(n=33)	(n=97)
1. under 24 years	28%	42%	8%	27%	29%
2. 24 to 29	40	15	31	9	22
3. 30 to 34	12	8	15	9	10
4. 35 to 39	4	15	0	12	9
5. 40 to 44	4	8	0	3	4
6. 45 to 49	4	0	0	0	1
7. 50 to 54	-	4	15	3	4
8. 55 to 59	0	4	0	6	3
9. 60 to 64	0	0	8	3	2
10. 65 and over	8	9	23	27	16
Q. 21 Marital status:					
1. single	56%	50%	39%	39%	46%
2. married	36	42	46	39	40
3. other	8	8	15	21	13

	Type One	Type Two	Type Three	Type Four	Total
Q. 22 (a) Monthly rent:					
1. under \$250	28%	16%	15%	19%	20%
2. \$250 to \$350	36	36	31	42	37
3. \$350 to \$450	12	36	31	16	22
4. over \$450	18	12	23	23	20
(b) Pay entire rent:					
1. by self/spouse	64%	69%	93%	82%	76%
2. with other	36	31	7	18	24
	(n=21)	(n=24)	(n=8)	(n=28)	(n=81)
Q. 23 (a) Household income:					
1. under \$15,000	43%	54%	13%	46%	44%
2. \$15,000 to \$30,000	48	33	63	29	38
3. \$30,000 to \$45,000	10	4	25	21	14
4. over \$45,000	0	8	0	4	4
(b) More than one income:					
1. yes	35%	68%	46%	65%	56%
Q. 24 Respondent's sex:					
1. male	56%	50%	36%	50%	50%
2. female	44	50	64	50	50

SEPTEMBER 13-19, 1982

RENTER/OWNER STUDYSCREENING PAGETELEPHONE NUMBER

INTRODUCTION: Hello, may I speak to _____?
 (TRY FOR 50/50 MALE/FEMALE RESPONSE. IF NOT AT HOME
 OR WRONG NUMBER, INTERVIEW ANY ADULT.)

Hello, my name is _____ We're doing
 a study for the Ontario Ministry of Municipal Affairs and
 Housing and I wonder if you would please take a few minutes
 to give me your opinion on some important questions.

Q. 1 First of all could you tell me, do you rent or own your home?

- | | |
|--------------------------------------|--|
| > RENT <input type="checkbox"/> ASK: | Q. 2 Do you pay rent to the government or
other non-profit organization?
No <input type="checkbox"/> > CONTINUE WITH Q. 3
Yes <input type="checkbox"/> > TERMINATE
<i>(IF OLD AGE HOME, NURSING HOME, ETC., TERMINATE)</i> |
| > OWN <input type="checkbox"/> ASK: | Q. 3 Are you receiving government assistance
in meeting your rental payments?
No <input type="checkbox"/> > CONTINUE, GO TO <u>RENTER QUESTIONNAIRE</u> (PINK)
Yes <input type="checkbox"/> > TERMINATE |
| > OWN <input type="checkbox"/> ASK: | Q. 4 Do you live in a condominium or co-op?
No <input type="checkbox"/> > CONTINUE WITH Q. 5
Yes <input type="checkbox"/> > TERMINATE |
| > OWN <input type="checkbox"/> ASK: | Q. 5 Are there any self-contained suites or
apartments in your house?
No <input type="checkbox"/> > CONTINUE WITH Q. 6
Yes <input type="checkbox"/> > TERMINATE |
| > OWN <input type="checkbox"/> ASK: | Q. 6 Do you share your house with any unrelated
individuals or another family?
No <input type="checkbox"/> > CONTINUE WITH Q. 7
Yes <input type="checkbox"/> > TERMINATE |
| > OWN <input type="checkbox"/> ASK: | Q. 7 Are you a landlord or do you own another house which
you rent out?
No <input type="checkbox"/> > CONTINUE, GO TO <u>OWNER QUESTIONNAIRE</u> (BUFF)
Yes <input type="checkbox"/> > TERMINATE |

NOTE: IF RESPONDENT SAYS HE OWNS DUPLEX AND RENTS OUT ONE OR BOTH UNITS,
 TERMINATE.

CALL-BACK DATA

Call #	Date	Time	Inter-viewer #	Result of Call	Comments	Call #	Date	Time	Inter-viewer #	Result of Call	Comments
1.						5.					
2.						6.					
3.						7.					
4.						8.					

Interview Results: (INSERT CODE ABOVE)

- | | | | |
|---|---|---|---|
| Interview completed | 1 | Refusal (SPECIFY REASON) | 5 |
| Not at home, not available
(SPECIFY CALL BACK DATE & TIME) | 2 | Not eligible (business, household
outside Metro, etc.) | 6 |
| Language barrier (SPECIFY LANGUAGE) | 3 | Number not in service, changed number. | 7 |
| Incomplete interview | 4 | No answer, line busy | 0 |

November 9-11, 1982

ERG

MARKET STUDY - MOMAH/AMO

FOR EACH COMPLETED INTERVIEW, RECORD: TELEPHONE NUMBER _____

1-3

RENTER QUESTIONNAIREQ.1 How long have you been living at your present address?
(RECORD YEARS, MONTHS IF LESS THAN ONE YEAR)Years

--	--

 4.5
Months

--	--

 6.7

Q.2 (a) What kind of a building are you living in at the present time? Is it an...

(a) apartment building without an elevator	1
(b) apartment building with an elevator	2
(c) entire town, row or attached house	3
(d) apartment in town, row or attached house	4
(e) entire detached house	5
(f) apartment in detached house	6
(g) Other _____	7

8

IF APARTMENT IN TOWN, ROW, ATTACHED, OR DETACHED HOUSE (4 or 6 above), ASK:

(b) Does your landlord live in the same house as you?

Yes	1
No	2
No answer, refuse	9

9

Q.3 How many bedrooms are in your dwelling? RECORDBedrooms

--

 10Combined bed/sitting-room, bachelor unit
(CODE 1)

--

 11

Q.4 Do you share kitchen or bathroom facilities with other households?

Yes	1
No	2

12

Q.5 Did you rent before you moved here?

IF "NO," PROBE OWNERSHIP OR OTHER.

Yes, rented	1
No, owned	2
No, other	3

13

Q.6 (a) How satisfied are you with your present living accommodations? Would you say that you are:

GO TO (c)	<input type="checkbox"/>	Very Satisfied	1
ASK (b)	<input type="checkbox"/>	Somewhat Satisfied, Or	2
	<input type="checkbox"/>	Dissatisfied	3

4

(b) IF DISSATISFIED, ASK: Why do you say that?

	15	16
	17	18

(c) Do you feel you have enough space in your present unit?

Yes	1
No	2

19

(d) How many motor vehicles do you have in your household?

Vehicles	
----------	--

20

(e) Is parking available to your household (whether or not you use it)?

Yes	1
No	2

21

(f) Is the rent more than you feel you can afford?

Yes	1
No	2

22

(g) Would you rather be living in another area of the city?

Yes	1
No	2

23

Q.7 Do you plan to move from this dwelling within the next year or so?

IF TOWN, ROW, ATTACHED OR DETACHED HOUSE,
i.e. IF NOT IN APARTMENT BUILDING, GO TO Q. 10

Yes	1
No	2
Don't know	9

24

Q.8 (a) Have you ever rented a room, suite, or an apartment in a house?

Yes	1
No	2

25

(b) IF "YES", ASK: Was this a private self-contained apartment with a bath and kitchen or just a room?

Self-contained	1
Room(s)	2

26

Q.9 Have you ever rented an entire house, either by yourself or by sharing the rent with other individuals outside your immediate family?

Yes, by self	1
Yes, with others	2
No	3

27

- Q.10 (a) Supposing for the moment that you are looking for a new place to rent. If you had a choice between equal sized apartments in a house or in an apartment building, both in an area you liked, which would you prefer to live in?

ROTATE

Prefer House	1
Prefer Apartment Building	2
Don't know, Depends	9

28

- (b) Do you see any major advantages in renting an apartment in a house as opposed to renting in an apartment building?

IF YES, ASK: What would those be?

<u>CIRCLE</u>	Have a yard	1	30
<u>ALL THAT APPLY</u>	More home-like	1	31
<u>DO</u>	More privacy	1	32
<u>NOT</u>	No elevator	1	33
<u>READ</u>	More sociable environment	1	34
	Other _____	1	35
		1	36

Yes	1
No	2

29

- (c) Do you see any major disadvantages of renting an apartment in a house as opposed to renting in an apartment building?

Yes	1
No	2

37

IF YES, ASK: What would those be?

<u>CIRCLE</u>	Less privacy	1	38
<u>ALL THAT APPLY</u>	Less maintenance	1	39
<u>DO</u>	Landlord problems	1	40
<u>NOT</u>	More noise	1	41
<u>READ</u>	More expensive	1	42
	Other _____	1	43
		1	44

- Q.11 (i) In terms of your own preference for rental accommodation, which would be your first choice of the following four alternatives assuming rental costs and location were comparable?

CHOICE

(IF REFUSE 3 CHOICES, CODE 9 AT POINT OF REFUSAL)	1. an apartment in an apartment building		45
<u>READ AND REPEAT AS NECESSARY</u>	2. an apartment in an owner-occupied house		46
	3. an apartment in a house that was totally changed into apartments		47
	4. sharing the rent for an entire house with a number of friends		48

(ii) What would be your second choice? (READ ONLY REMAINING 3)

(iii) What would be your third choice? (READ ONLY REMAINING 2 AND RECORD LAST CHOICE AS "4")

Q.12 What I would like to do now is ask you about some characteristics or features that could be used to describe an apartment in a house. I will read out a characteristic, and I would like you to tell me if it would be very important, moderately important, or not at all important, if you were deciding whether or not to rent an apartment in a house.

	<u>Very Important</u>	<u>Moderately Important</u>	<u>Not at all Important</u>	<u>Don't know, Refuse</u>
(a) How important would the location be, for example, if the house were located in the suburbs or more centrally?	1	2	3	9 49
(b) the size of the apartment; whether it's a 1 or 2 bedroom, for example?	1	2	3	9 50
(c) the monthly rental costs?	1	2	3	9 51
(d) whether or not parking were available?	1	2	3	9 52
(e) whether or not you have a private, separate entry?	1	2	3	9 53
(f) whether or not the apartment had its own private bathroom and kitchen?	1	2	3	9 54
(g) whether the apartment was located in the basement, on the main floor or on an upper floor?	1	2	3	9 55
(h) whether or not you could have access to the yard behind the house?	1	2	3	9 56
(i) whether the landlord lived in the house or lived elsewhere	1	2	3	9 57

Q.13 There are two main ways in which rental accommodation could be provided in a house. One could just rent a room in a house or one could rent a private, self-contained apartment in a house. Do you see any advantages to yourself of renting just a room in a house as opposed to renting an apartment in a house?

YES > What would these be? _____

NO > Why do you say that? _____

58	59
60	61
62	63
64	65

Q.14 Which of the following statements do you feel best describe your own situation with regard to renting:

(a) I am pleased about renting and will continue to rent	1
(b) I am unhappy about renting and anticipate purchasing my own home in the next three years	2
(c) I am unhappy about renting but must continue to rent	3

64 65

Q.15 (a) Do you want to buy a home within the next couple of years? (IF ASK, SAY 2-3 YEARS)

GO TO Q.16 ←

Yes	1
No	2
Don't know	9

67

(b) Would you rather buy a home in the suburbs or a home in an older area of the city?

Suburbs	1
City	2
Don't know	9

68

(c) Would you rather buy a brand new home or an older home?

New	1
Old	2
Don't know	9

69

(d) Do you think you will be able to buy a home?

GO TO Q.16 ←

Yes	1
No	2
Depends/Maybe	3
Don't know	9

70

(e) IF NO: Why not? IF DEPENDS/MAYBE, DON'T KNOW, ASK: What does it depend on?

71	72
73	74

(f) IF FINANCIAL PROBLEM GIVEN IN (e) (e.g. don't have enough for down payment, carrying cost-principal, interest, etc. are too high), ASK:

If doing any of the following would help you afford to buy a home within the next couple of years, would you consider...

Yes No IF NO, Why not?

(1) buying a house with a private, self-contained apartment which you could rent out

1 2 75

79	80
81	82

(2) buying a house and renting out a room

1 2 76

83	84
85	86

(3) buying a house and creating in it a private, self-contained apartment which you would rent out.

1 2 77

87	88
89	90

(4) buying a house with another person or couple

1 2 78

91	92
93	94

GO TO Q.18

Q.16 (a) If you were to buy a house, would you ever consider renting out a room?

(b) IF DEPENDS, ASK: What would it depend on?

Yes	1
No	2
Depends	3
Don't know	9

45

46 47

Q.17 (a) If you were to buy a house, would you ever consider creating a private, self-contained apartment and renting it out?

(b) IF DEPENDS, ASK: What would it depend on?

Yes	1
No	2
Depends	3
Don't know	9

48

49 50

Q.18 If you could afford to buy a larger and more expensive house by renting out part of it, would you be more likely to consider doing this than buying a smaller, less expensive house?

Yes	1
No	2
Don't know	9

51

52

These last few questions are about you and others in your household. They are completely confidential.

Q.19 (a) How many people, including yourself, live in your household? (IF REFUSE, CODE 9)

Persons	
---------	--

53

IF 2 OR MORE, ASK:

(b) Do you have any dependent children living with you?

Yes	1
No	2
Refuse	9

54

IF "YES", ASK:

(c) How many dependent children live with you? (WRITE IN) 55

Q.20 What is the age of the head of your household? (IF NO HEAD, ASK RESPONDENT'S AGE)

Years
56 57

Q.21 And what is your marital status?

DO

NOT

READ

Single	1
Married	2
Other (Widowed, divorced, separated)	3
Refuse	9

58

Q.22 (a) How much is the monthly rent for your present home? (IF REFUSE, CODE 9999).

DOLLARS: \$, , ,
59 60 61 62

(b) Are you paying the entire amount by yourself?

IF HUSBAND AND WIFE, CODE "Yes" - 1.

Yes	1
No	2
Refuse	9

63

Q.23 (a) Was the total income before tax of all the members of your household over or under \$30,000 last year?

Over \$30,000	1	
Under \$30,000	2	
Refuse, don't know	9	113

IF OVER \$30,000, ASK: Was it over \$45,000?

Over \$45,000	1	
Under \$45,000	2	
Refuse, don't know	9	114

IF UNDER \$30,000, ASK: Was it over \$15,000?

Over \$15,000	1	
Under \$15,000	2	
Refuse, don't know	9	115

(b) Does this include income from more than one person?

Yes	1	
No	2	
Refuse	9	116

Q.24 Could you tell me your postal code?

CODE _{117 118 119 120 121 122}

IF NO CODE, ASK: Could you then tell me the nearest major intersection to where you live?

INTERSECTION:

AND _{123 124}

Q.25 DO NOT ASK: Sex of respondent.

Male	1	
Female	2	125

Thank you very much. Those are all the questions I have. Do you have any comments you would like to make?

Could I please get your name in order that this interview can be verified by my supervisor?

NAME:

INTERVIEWER NAME:

NUMBER _{126 127}

APPENDIX E

METHODOLOGY

Footnote

Study Methodology includes survey of "the attitudes and willingness of Homeowners to undertake Conversions" Part 3.3.2, Vol. 5

APPENDIX E

METHODOLOGY

Introduction

During the fall of 1982, Environics Research Group Limited conducted a two-stage study of the housing market, in relation to conversion and infill in the Cities of Toronto and North York, and a one-stage study in the City of Kingston. Both telephone and personal interviewing techniques were used. The different stages of the study are described below under Questionnaire Design.

Questionnaire Design

There were several questionnaires used in the implementation of this study; all were designed in close consultation with members of the study team.

1) General Screening Questionnaire: This questionnaire determined eligibility of owners and renters to participate in the study. Home-owners were required to live in houses which were not condominiums or co-ops. They were not to be landlords or share their accommodation with unrelated individuals or have self-contained apartments within their house. Renters were required to be renting from a private individual or company and not receiving government assistance to meet rental payments.

2) Toronto/North York Owner Screening Questionnaire: This questionnaire was designed to determine potential suppliers of converted dwellings.

3) Toronto/North York Renter Screening Questionnaire: This questionnaire was designed to determine potential demand for a rental apartment or room within a house.

4) Toronto/North York Owner Follow-Up Questionnaire: This questionnaire was designed based on data from the screening questionnaire, and followed up on identified potential converters asking specific questions related to creating private, self-contained apartments in their homes or renting out rooms.

5) Toronto/North York Renter Follow-Up Questionnaire: This questionnaire was designed based on data from the screening questionnaire and followed up on identified potential renters of apartments or rooms in homes and also asked questions probing purchase of homes with self-contained apartments or the possibility of creating them within a home. It also asked questions concerning renting out a room within a home.

6) Kingston Owner Questionnaire: This questionnaire was a combination of the screening and follow-up questionnaires of the Toronto/North York Study.

7) Kingston Renter Questionnaire: This questionnaire was a combination of the screening and follow-up questionnaires of the Toronto/North York Study.

Each phase of the study was pre-tested on 25 respondents and questionnaires were revised based on pre-test results, interviewer suggestions and study team requests. Questionnaires varied in length from 10 to 30 minutes.

Sample Selection

The original sampling was designed in order to obtain 1,000 screening interviews in Toronto and North York, of 500 owners and 500 renters, with a follow-up of 150 owners and 150 renters.

The Kingston sampling was designed to obtain 200 interviews, of 100 owners and 100 renters.

Households were randomly selected from the most recent telephone directories and an attempt was made to achieve equal numbers of male and female adult owners and renters.

A total of 2,596 numbers were selected in Toronto and North York to achieve 1,000 interviews. Of the 512 owners interviewed in the screen, 258 were identified for follow-up. Of the 504 renters interviewed, 260 were identified for follow-up.

Telephone and Personal Interviewing

The screening phase of the Toronto/North York Owner/Renter Market Study was conducted by experienced interviewers at the ERG telephone workshop September 13-20, 1982.

The Toronto/North York Owner Telephone Follow-Up was also conducted at the ERG telephone workshop October 26-28, 1982.

The Toronto/North York Renter Personal In-Home Follow-Up was conducted November 1-15, 1982.

The Kingston Owner/Renter Market Study was conducted by telephone November 9-16, 1982 at the offices of the Ministry of Municipal Affairs and Housing using inter-city telephone lines.

Field supervisors were present at all times to ensure accurate interviewing and recording of responses. Periodic monitoring of calls and interviews allowed for quality control. Five calls were made to a household before classifying it as a "no answer."

Cleaning, Coding, and Keypunching

All questionnaires were checked for accuracy and consistency. Experienced research assistants coded open-ended responses to all questionnaires which were then checked by supervisors before being keypunched (with 100% verification) and analysed.

Completion Results

a) Toronto/North York Telephone Owner/Renter Screen

A total of 1,016 interviews were completed, with 512 owners and 504 renters.

The table below presents the detailed results.

The effective response rate for the survey is 56% (the number of completed interviews, 1016, divided by the total sample, 2596, minus the number of non-valid/non-residential numbers, 21, the numbers not in service/changed numbers, 213, interviews terminated as unqualified, 342, and interviews terminated as sex or owner/renter quota filled, 195.

Completion Results

	<u>N</u>	<u>%</u>
Number of calls	2,596	100
Non-valid/Non-residential	21	1
Numbers not in service/changed numbers	213	8
Interviews terminated as unqualified	342	13
Interviews terminated as sex and owner/renter quota filled	195	8
Sub-total	771	30
New base	1,825	100
No answer/line busy/respondent not available	251	14
Language barrier	147	8
Incomplete interview	16	1
Refusals	395	22
Sub-total	809	44
Net completions (1,825 - 809)	1,016	(55%)
Owners	(512)	
Renters	(504)	

b) Toronto/North York Telephone Owner Follow-Up

A total of 194 interviews were completed.

The table below presents the detailed results.

The effective response rate for the survey is 77% (the number of completed interviews, 194, divided by the total sample, 258, minus the numbers not in service/changed numbers, 5).

Completion Results

	<u>N</u>	<u>%</u>
Number of calls	258	100
Numbers not in service/changed numbers	5	2
<hr/>		
New base	253	100
<hr/>		
No answer/line busy/respondent not available	15	6
Incomplete interview	12	5
Refusals	32	13
Sub-total	59	
<hr/>		
Net completions (253 - 59)	194	(77%)
<hr/>		

c) Toronto/North York Renters Personal Interview Follow-Up

A total of 156 interviews were completed.

The table below presents the detailed results.

The effective response rate for the survey is 63% (the number of completed interviews, 156, divided by the total sample, 260, minus the numbers not in service/changed numbers, 13).

Completion Results

	<u>N</u>	<u>%</u>
Number of calls	260	100
Numbers not in service/changed numbers	13	5
 New base	 247	 100
No answer/line busy/respondent not available	39	16
Refusals	52	21
Sub-total	91	37
 Net completions	 156	 (63%)

d) Kingston Telephone Owner/Renter Survey

A total of 202 interviews were completed, with 102 owners and 100 renters.

The table below presents the detailed results.

The effective response rate for the survey is 57% (the number of completed interviews, 202, divided by the total sample, 521, minus the number of non-valid/non-residential numbers, 3, the numbers not in service/changed numbers, 28, interviews terminated as unqualified, 75, and interviews terminated as sex or owner/renter quota filled, 59).

Completion Results

	<u>N</u>	<u>%</u>
Number of calls	521	100
Non-valid/non-residential	3	1
Numbers not in service/changed numbers	28	5
Interviews terminated as unqualified	75	14
Interviews terminated as sex and owner quota filled	59	11
Sub-total	165	32
<hr/>		
New base	356	100
<hr/>		
No answer/line busy/respondent not available	80	22
Language barrier	7	2
Incomplete interview	11	3
Refusals	56	16
Sub-total	154	43
<hr/>		
Net completions	202	(57%)
Owners	(102)	
Renters	(100)	



